June 1959

Journal of Housing

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Human Side of Housing and Urban Renewal

NAHRO ANNOUNCES 1959 CONFERENCE October 18-21 CINCINNATI, OHIO

THE HUMAN SIDE OF HOUSING AND URBAN RENEWAL will be the theme of NAHRO's 26th Annual Conference, to be held October 18-21 in the Netherland-Hilton Hotel, Cincinnati. The people-approach theme will be carried out during

the three conference days at three general sessions; around five large special interest sessions; and—as a reflection of popular demand—at some 20 brasstacks "talk-it-out" sessions for small groups. Also planned: business sessions, the traditional annual banquet, a host of host committee-sponsored social events for delegates and their wives.

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John D. Lange, Executive Director

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COVER—

John Bradford designed this month's cover around a quotation from an article on the church's role in renewal by D. Reid Ross (see contents, below).

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Personals

M. JUSTIN HERMAN,
recently assigned special assistant to Housing and Home Finance Agency chief Norman P. Mason, is slated to take on new duties as executive director of the Redevelopment Agency of the City and County of San Francisco in mid-September. HHFA's former administrator in region VI, Mr. Herman was replaced by Miss Annabelle Heath in the staff reorganization that followed on the heels of Administrator Mason's takeover from Albert M. Cole (see April JOURNAL, page 115).

STEPHEN M. HARRIS,
executive director of the East St. Louis Housing Authority since 1956, has left that post to become director of urban renewal for New Rochelle, New York. The switch, effective in May, moved authority chairman **Frank W. Rukavina** into Mr. Harris' former job. Mr. Harris is current president of NAHRO's North Central Regional Council.

L. THOMAS APPLEBY,
MELVIN J. ADAMS
have taken over as, respectively, director and deputy director of the New Haven Redevelopment Agency. Mr. Appleby, former deputy director, replaces **H. Ralph Taylor** as top man, with Mr. Taylor's resignation this month to join James H. Scheuer and his City and Suburban Homes Company (see April JOURNAL, page 112). Mr. Adams resigned as program planner with the District of Columbia Redevelopment Land Agency to become deputy director in New Haven.

EDWARD ARONOV,
management supervisor with the Milwaukee housing authority, is one of 25 scholarship winners selected to participate in a summer cultural workshop in Puerto Rico. Mr. Aronov departs from New York June 21 and returns July 26. The scholarships, going to persons from the United States, are being sponsored by the University of Puerto Rico, with the Commonwealth of Puerto Rico helping to defray expenses of participants. Major aim of the workshop is to acquaint participants with the customs—social, political, economic—of the island and its people. Knowledge gained will, in turn, be used in working with Puerto Ricans in the United States. Mr. Aronov, a member of the Latin American Civic Committee of Milwaukee, plans to contact housing authority personnel and members of the new Puerto Rico Chapter of NAHRO during his island stay. A longtime worker on behalf of NAHRO, Mr. Aronov was 1958 chairman of the Association's Management Committee.

LOWELL NELSON,
vice-chairman of the Vallejo redevelopment agency and prominent figure in state labor circles, has been appointed chief of the division of housing of the California State Department of Industrial Relations. At the time of his appointment, Mr. Nelson was business manager of the

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Solano County Building and Construction Trades Council and executive secretary of the county's central labor council. He is also vice-president of the California Labor Federation AFL-CIO and has been past chairman and member, for some 15 years, of the county planning commission.

Mr. Nelson's appointment was occasion for a testimonial banquet staged by state, regional, and community leaders to pay tribute to his achievements and service to the community. Also on hand for the event, chaired by James D. Richardson, director of both the Vallejo housing and redevelopment authorities, were California's lieutenant governor, Glenn A. Anderson; Urban Renewal Administration Commissioner Richard Steiner; and local labor officials, who presented Mr. Nelson with a plaque for distinguished service.

JOHN A. REMON,
chairman of the District of Columbia Redevelopment Land Agency, has been honored with the *Washington Evening Star* trophy for civic accomplishment during 1958, presented by the Federation of Citizens Associations of Washington. Cited in the award: Mr. Remon's sponsorship of key redevelopment projects in southwest Washington.

MRS. HORTENSE W. GABEL
on May 14 was appointed by New York's mayor to the newly created post of assistant to the deputy mayor for neighborhood conservation. General objectives of the office are to direct and coordinate efforts already initiated by the building department and other city agencies aimed at conserving and upgrading housing not scheduled for demolition or renewal. A native New Yorker, Mrs. Gabel is the former deputy state rent administrator, assistant corporation counsel for the city, and executive director of the national and state committees against discrimination in housing. Her background in housing also includes practice as a real estate lawyer.

NEW NYCHA APPOINTMENTS—
announced recently were five new appointments and reassignments to top jobs in the New York City Housing Authority, in line with agency reorganization plans set in motion a year ago last May (see May 1958 JOURNAL, page 166). The following appointments just about wind up "new look" plans at NYCHA.

Jack R. Goldberg became director of social and community services, effective April 13. The new position was created to coordinate the various services to tenant families provided by the authority and other agencies. Mr. Goldberg, on leave as executive director of Wel-Met Camps, will have as his first responsibility the development of an over-all program for dealing with family problems on a professional social work basis. Two units will be under his direction: the community activities division and a social consultation unit. The former is to supervise community centers, children's centers, health stations, library branches operated by public and private agencies in authority developments. The consultation unit is to operate under an expanded program under formulation. A program plan under consideration: assignment of social workers to work with families living on proposed public housing sites, the idea being the identifi-

(Continued column three, page 190)

HOUSING BILL GOES TO PRESIDENT

The Senate on June 22 and the House a day later, approved the compromise housing bill that had emerged from Senate-House conference on June 18. The bill was a far cry from the liberal measures that had been approved earlier by both the Senate (see February JOURNAL, page 43) and the House (see May JOURNAL, page 152) but there was enough gas left in it to keep public housing and renewal going at a fair clip.

Despite "vetoproofing" treatment given the bill in conference, there were reports that the President might turn the bill down. One indication that this might happen: a sharply critical statement issued by Housing and Home Finance Agency Administrator Norman Mason, declaring the bill to be "full of bonuses for big people." Some of the highlights of the approved bill follow.

Public housing—(1) Restoration of the number of units authorized by the Housing Act of 1949, with the balance of the 1956 act units and an additional 35,000 units available immediately. Units not immediately available would become so, *at the discretion of the President,* at a rate of 35,000 units a year. (2) A new declaration of congressional policy, stating, in part, that "It is the policy of the United States to vest in the local public housing agencies the maximum amount of responsibility in the administration of the low-rent housing program, including responsibility for the establishment of rents and eligibility requirements . . ." The policy statement also calls for increased attention to the needs of the low-income elderly and low-income large families.

Urban renewal—(1) A two-year, 900 million dollar program (500 million dollars available on approval of the bill and the rest in 1960). (2) Would require applications to be processed on a first-come, first-served basis and would prohibit URA to limit size of projects. (3) Increase in maximum relocation payments ($200 for individuals and families, $3000 for businesses). (4) Increase from 10 to 20 per cent in amount of new capital grant authority for nonresidential projects and elimination of the "substantially residential" requirement for such projects."

Among other provisions—(1) 10 billion dollar increase in FHA's mortgage-insurance authority and expansion and liberalization of especially the Section 221 program. (2) A new FHA mortgage-insurance program and a new direct loan program for housing for the elderly.

NAHRO President Searles and Executive Director Lange receive "international" award in behalf of the Association from HHFA Administrator Norman P. Mason, pictured at extreme right.

The Housing and Home Finance Agency, under the guidance of Administrator Norman P. Mason, has begun to put new emphasis on international housing activities. The evidence:

1—HHFA's old International Housing Service has been reorganized as the Office of International Housing, with its top man, Dan R. Hamady, elevated to status of a full HHFA assistant administrator. Said Administrator Mason in announcing the change: ". . . the American housing economy since the war has attracted increasing interest in foreign countries in the methods and techniques we have followed to bring better housing to the mass of our population . . . HHFA [performs] an important function in the exchange of information, technical help, and expert advisory personnel between the United States and other nations. The importance of this responsibility in our world relationships, I feel, calls for its recognition as a major function within the Office of the Administrator."

On the heels of his appointment as assistant administrator for international services, Mr. Hamady was named by the Department of State as the U. S. delegate to the housing committee of the United Nations Economic Commission for Europe, meeting this month in Geneva. A consultant to NAHRO's International Committee since 1955—when he joined HHFA—Mr. Hamady is no newcomer to UN housing events, having for example, attended the housing committee sessions just last year (see March 1959 JOURNAL, page 96). He is being accompanied to the meeting this month by J. Robert Dodge, architectural adviser for HHFA's Office of International Housing.

2—NAHRO was among the 95 organizations and individuals recently honored by HHFA for "outstanding service and assistance" on the international housing operations front (see picture, above). NAHRO and the other certificate winners are all participants in HHFA's housing training program for foreign visitors—a program that was begun in 1951 and that since has helped some 1400 visitors from more than 80 foreign countries learn what's what in the fields of housing and community development in America.

Among other recipients of the HHFA "international" awards were: the local housing authorities of Boston, Chicago, Los Angeles, New York City, Philadelphia, Phoenix, San Antonio, and San Francisco; redevelopment agencies in New York City and Philadelphia; other governmental bodies; private firms; associations; and universities.

cation and treatment of potential problem families before they are admitted to public housing.

Donald C. Bolles was named assistant to the chairman, effective May 15. A former newspaper and public relations man, Mr. Bolles will head the authority's public relations and information office. He fills a post vacated by Gerald J. Carey, now the agency's general manager. Mr. Bolles is a veteran of 16 years of public relations work in New York and has headed information programs for national and international church groups, including the National Council of Churches.

Another appointment and two staff shifts involve the decentralization of the authority's planning and construction operations, aimed at shortening the time it takes to erect new public housing. Also, decentralization is expected to facilitate the selection of new housing sites. Named June 1 to head a new department of design is **Edward J. McGrew,** a major general in the Army reserve and former chairman of the state building code commission. **William F. Brostek,** NYCHA's acting director of development has been moved up to director of a construction department. **Harry J. Trivisonno,** acting director of planning, has been named head of a division of program planning. In effect, the new positions replace four posts and functions of a former development department.

JOEL A. WIER,
executive director of the Athens housing authority since its establishment in 1938, died June 6 at the age of 77. A member of a prominent South Carolina family, Mr. Wier became one of Athens' best known citizens. Prior to the establishment of the authority, he worked to bring to the community diversified industrial enterprises. He had been a member of NAHRO for 21 years—since the start of his housing authority career. He was a faithful attendant and participant in NAHRO conferences and an active supporter of the National Housing Conference. Noted a newspaper report of his death: "Mr. Wier will be greatly missed . . . his influence in promoting civic advancement was widely recognized and acclaimed."

LEWIS W. HILL,
director of planning with Chicago's Community Conservation Board since 1957, has been named CCB assistant commissioner. Mr. Hill replaces **Donald Hanson,** who resigned to take a post with the United Nations in Liberia. In Chicago, Mr. Hill has played a major role in directing project planning for various conservation areas and in coordinating activities with related city departments. Prior to the CCB appointment, he served as project planning adviser with the Public Housing Administration and as a land planner with the Chicago Land Clearance Commission. Mr. Hill is a past secretary (1958) of NAHRO's Chicago Metropolitan Chapter.

E. MORTON SCHAFFRAN,
deputy director for some two years of the Redevelopment Agency of the County of Marin, resigned in March to join the John Warnecke architectural firm as a planning economist. Replacing him in the agency post is Erwin Farley, veteran staffer of 15

(Continued column two, page 219)

NOMINATIONS FOR NAHRO '59-'60 BOARD, OFFICERS SOLICITED

Nominations will be in order for NAHRO's 1959 officers and new members of the Board of Governors when the 1959 Nominating Committee meets at NAHRO Chicago headquarters on Thursday, August 6.

Nominating Committee

Serving on the Nominating Committee, which is made up of a chairman and two at-large members named by President John Searles, Jr. and seven representatives of NAHRO regional councils, are the following:

Chairman: Robert D. Sipprell, Executive Director, Buffalo Municipal Housing Authority

At-large Members: Technical & Maintenance Section Chairman Norman A. Crecelius, General Superintendent of Maintenance-Engineering, St. Louis Housing and Redevelopment Authorities

L. Thomas Appleby, Executive Director, New Haven Redevelopment Agency

Regional Representatives: New England—Philip F. Tripp, Executive Director, New Bedford Housing Authority

Middle Atlantic—Gerald Carey, General Manager, New York City Housing Authority

North Central—Mark K. Herley, Assistant Director, Detroit Housing Commission

Southeastern—Harold J. Dillehay, Executive Director, Housing Authority of the City of Charlotte

Southwest — Knox Banner, Executive Director, Housing Authority of the City of Little Rock

Pacific Southwest—A. F. Mailloux, Commissioner, Housing Authority of the City and County of San Francisco

Pacific Northwest — Charles A. Dondero, Executive Director, Housing Authority of Douglas County, Oregon

Positions Open

Up for nomination for the 1959-60 year are: president, first vice-president, second vice-president, and eight Board of Governors memberships, four of which are for one-year terms and four, for three-year periods.

The Association's constitution provides that more than one person may be nominated for each vacant post. However, if the committee makes only one nomination for each position and if there are no petitions from the general membership for additional nominations received by the NAHRO central office as of September 18, the committee's slate will be declared elected at the annual meeting of members, to be held at the time of the 26th Annual Meeting, scheduled for Cincinnati, October 18-21. The Nominating Committee's report, due to go out to members by August 24, will carry an outline of the nomination-by-petition procedure.

The outgoing Association officers are: president, John R. Searles, Jr., executive director of the District of Columbia Redevelopment Land Agency; first vice-president, Edmund Horwinski, executive director of the Oakland housing authority; and second vice-president, Mark K. Herley, assistant director of the Detroit Housing Commission. Current members of the Board whose memberships will expire in October are: Dr. Karl L.

(Continued column three, page 219)

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CHURCHES AND PUBLIC AGENCIES—
why, how can they team up for housing, renewal?

In the discussions of NAHRO's 1957-58 Public Relations Committee, there was general agreement that there was a role of considerable significance for the church in housing and urban renewal. Back in early 1958, Committee Chairman D. Reid Ross, Executive Secretary, Better Housing League of Cincinnati, had put the convictions of his organization along these same lines into a statement that received wide distribution throughout his city. The committee recommended that the message developed in this Cincinnati statement be given national circulation and that there be added to it some examples from other parts of the country of effective cooperation between church groups and urban renewal or housing agencies.

The following article by Mr. Ross is a combination of the message he prepared for the Better Housing League and of information developed by the NAHRO Public Relations Committee and the NAHRO headquarters staff.

Over 150 Cincinnati churches have been or will be displaced by urban renewal, expressways, and other public improvement projects scheduled for completion by 1965. In view of this fact, the Better Housing League prepared an outline of the alternatives facing churches and church people, depending on how actively they participated in the renewal program. The statement was made available for distribution by the Cincinnati council of churches and the Jewish community relations committee. It has also been drawn upon by the religious editors of the local papers. The evidence indicates that it helped tremendously in clarifying the issues for many church groups, as well as public agencies.

It was our observation in this statement that the goal of urban renewal and the goal of the church both focus on the human individual: his welfare, his chance of happiness, and his fulfillment of a meaningful existence. It is indeed fortunate that there are few agencies better equipped than the church, the largest voluntary association in any city, to involve individuals in the urban renewal process. For the planners and the executors of urban renewal programs are under tremendous moral responsibility to the community as a whole. The church, in its best prophetic tradition, must speak with and for citizens in order to assure the fulfillment of its responsibility.

It bears constant repeating that urban renewal is a social as well as a physical process. The social welfare needs, the human needs, of a community must be dealt with as part of the urban renewal planning process. The church can make tremendous contributions in identifying these needs in the planning stage of renewal and in helping to fulfill them in the execution stage. The church has tremendous resources — human, physical, and financial—to contribute to the urban renewal process.

Urban renewal, as we use the term, is a process that inevitably takes place in most thriving cities. When the process is a *conscious* one, its pace is accelerated and one phase of the operation can be coordinated with another. Haphazard rebuilding or renewal of a city or a neighborhood might be expected to take 50 years or so. When *planned* urban renewal gets under way, rebuilding can be done in a period of, say, five years or less.

The problem, however, in urban renewal is to coordinate the replacement of old with the development of all new and necessary community facilities, at approximately the same rate of speed, something that does not necessarily happen in the normal, unplanned process of unguided renewal. A new measurement and a new dimension of time, therefore, have to be injected into the urban renewal process if a neighborhood, or a city, are to be adequately renewed on a planned basis. The need for this new approach extends to our social institutions, particularly organized religion, as well as to the physical structures and design that make up a city.

Therefore, the role of the church in urban renewal, in one sense, is to stimulate, to participate, and to survive. In so doing, the church faces two sets of problems, one social and one economic. Public officials must be sensitive and helpful, where possible, with respect to both problem areas.

Economic Problems of the Church

On the economic side of the ledger, some of the problems the church must cope with in the city renewal process are:

1—The problem of meeting a normal operating budget for a church that is losing its congregation.

2—The problem of handling the costs of providing a special ministry to the people in a project area, which must include assisting them to be ready for new conditions, either in other parts of the metropolitan area or upon their return to the redeveloped area.

3—The problem of making up the difference between the price paid by a city for the church facilities that are demolished in a project area, as against the price, or at least the investment capital, needed to re-establish church facilities either in the project area or elsewhere and taking into account the operating costs that must be incurred while a new, regular membership is being established.

Social Problems of the Church

On the social side of the ledger, the problems the church may encounter through urban renewal are seen to be:

1—The problem of finding a way to help provide, in the project

area, a physical and social pattern that will encourage, both by choice and by education, improved patterns of living among area residents. It would seem that the opportunities for improving living patterns are tremendous when families, perhaps for the first time in their lives, move into good housing in a good neighborhood. This possibility would be particularly real among families with rural backgrounds who have not had too many years experience with urban living.

2—The problem of finding a way to direct human reaction toward Judaic-Christian principle. In other words, helping to implement the belief in the Brotherhood of Man.

3—The problem of salvaging neighborhoods that are just beginning to show signs of physical and social deterioration, where slum prevention rather than slum clearance measures are called for. It is from neighborhoods such as these that both the flight of people and capital is beginning to take its toll.

To be specific, the church's role in urban renewal seems to fall into nine categories. They are defined below and examples are cited of actual instances where churches are fulfilling some part of their renewal role.

Knowledge

First, the church needs to have full understanding and knowledge of the urban renewal and planning process and its objectives; of its relationship to the governmental structure; of its obligation to the public generally and to the people to be served specifically. The church must then communicate this knowledge to its congregation and to others affected.

Examples

—In August and September 1958 the *Catholic Review*, a local weekly newspaper, published a series of articles concerning urban renewal in Baltimore; they went a long way toward clarifying the objectives and defining the problems in the context of Baltimore's need for rejuvenation.

—The Episcopal Diocese of Michigan has created a Society for the Growth of the Church to chart areas of population growth and deal with problems of changing city neighborhoods.

—In Cincinnati, the Better Housing League held an orientation meeting to which all of the ministers, priests, and rabbis in the Avondale-Corryville urban renewal project area were invited to hear explained the significant features of the renewal plan, to evaluate its impact on religious institutions in the area, and to discuss the role the churches could play in translating the urban renewal plan into the program.

—The 1958 National Catholic Family Life Convention adopted a resolution calling on Catholics to participate actively in urban renewal projects and in city and regional planning groups.

Advice

Second in the list of functions the church can perform in the renewal drive is that of offering assistance and advice to the official bodies that will determine whether existing church facilities are to be retained or moved. They can provide guidance on the establishment of new church and neighborhood or community facilities to serve the social, economic and religious needs of families in the project areas.

Examples

—As a result of a church group petitioning New York's Robert Moses, a Greek Orthodox church and school and a community church, slated for demolition in the Chelsea district clearance project, were allowed to remain and the redevelopment plan was revised accordingly.

—The Northern Illinois District of the Lutheran Church, Missouri Synod, in 1957 voted a program of mission support to encourage inter-city churches to remain in changing neighborhoods.

—In Philadelphia's Eastwick project, ministers, rabbis, and pastors of all Eastwick churches met with redevelopment authority officials to discuss the future of Eastwick churches.

—In Cincinnati, the council of churches has appointed a committee of its members to negotiate with the city's department of urban renewal in determining how much land will be set aside for

Pictured above is the steeple of St. Joseph's—a 110-year-old Catholic church in Cincinnati's Laurel-Richmond clearance area. Fate of the old structure is still in doubt: local officials hoped to save it for historic reasons. But, should it be decided that the church has to go, the site, after clearance, will be resold to St. Joseph's for construction of a new building.

CITIZENS IN THE SCHOOLS

There was a switch in a Kansas City, Kansas school this spring: it was the kids who were teaching the teachers as another big "R" was for a day tacked onto the usual reading, 'riting, 'rithmetic routine.

On March 25, around 20 teachers sat and listened while five eighth-graders discussed the impact of renewal on their community (see picture, above). One of the students served as moderator, another as summarizer, and the other three as discussants in a symposium that was broken down into the following topics: "Does Kansas City Have Slums?"; "The Argentine, Armourdale, and Gateway Urban Renewal Plans"; "Federal Financial Aid and Urban Renewal." The students did their boning up on renewal under the guidance of a high school teacher, Bob Allison (also pictured), who got cooperation in the project from the local urban renewal agency.

The renewal event was part of a Kansas City public school system program designed to keep teachers and top students up on current development in all fields. "Gifted" eighth-graders, such as those who participated in the renewal symposium, are urged to investigate community problems as part of their history and social sciences studies.

Renewal has also come in for citizen attention through the schools at PTA meetings and Dr. Maurice A. Walker, vice chairman of the local renewal agency, has said that, in general, ". . . citizen participation in urban renewal here is at a high level."

churches in the Kenyon-Barr redevelopment project and to select which churches will be offered the opportunity to locate on the site.

Short-term Action

Third responsibility of the church in urban renewal is to stimulate city-wide citizen groups, as well as neighborhood citizen groups, to find solutions to some of the multiple problems related to renewal: on inadequate garbage collection, zoning, street maintenance, lighting, schools, parks, housing code enforcement; on overcrowding; on illegal conversions; on the elimination of through traffic on residential streets. Churchmen must learn what the facts are that are contributing to the flight of people and capital from a neighborhood and participate in a variety of limited, specific action programs needed to get at a solution to the whole problem.

Examples

—In Baltimore, Christ Church (Episcopal) initiated the Mt. Vernon Area Neighborhood Council and, together with clergymen of all denominations, has been successful in improving the police protection and sanitation in the area.

—The Episcopal Church in the Mt. Royal area of Baltimore held a mass meeting to explain what good zoning could mean to the neighborhood.

—In Cincinnati, dozens of churches and church groups have invited speakers from the Better Housing League to discuss the city's urban renewal program and the churches' role in it and have offered support for housing code enforcement, relocation housing, and a 9 million dollar redevelopment bond issue.

Relocation

Fourth on the "church and urban renewal" list is helping to formulate and finance a sound, comprehensive program for adequately rehousing families and elderly persons who are being displaced by public improvement programs, including urban renewal and expressways.

Examples

—In Detroit, the Reverend Clement Kern of the Most Holy Trinity Church in Corktown is a member of the city's relocation advisory

Evidence of the way Cincinnati churches and officials work together is the fact that, when St. James AME Zion Church was displaced from the Laurel-Richmond redevelopment area, it got a site in another Title I project for the new building pictured.

committee and holds block meetings to inform site occupants of relocation services.

—In Cincinnati, at the suggestion of the Better Housing League, the council of churches has called two meetings of Protestant ministers to encourage them to support the location of a 1024-unit Section 221 relocation housing project in a neighborhood where a citizens' committee is being formed to oppose it.

—The Episcopal Diocese of Southern Ohio is exploring the possibility of undertaking a Section 207 nonprofit housing project for the elderly in which priority would be given to members of that faith but which would be open to all regardless of race.

"Problem Families"

Fifth specific job for churches is counselling with public housing agencies or relocation offices on the handling and treatment of "problem families." The need here is growing as a consequence of the clearance of more and more rock-bottom slums, where many families with severe social problems have been "hidden", and with the greater and greater concentration of such families in public housing projects.

Examples

—The board of home missions of the Congregational Christian Churches this spring voted to put $30,000 behind a pilot project in the Bedford-Stuyvesant area of New York City. Four church workers will operate out of "half-way houses" in store fronts located a half mile or so from the "parent church." The workers will go out to the people of the neighborhood, find out their needs, then work to help meet those needs.

—Catholic Charities in Cincinnati is cooperating with the welfare department's newly created division of family service and the housing authority's coordinator of tenant referrals in mobilizing all needed health and welfare resources to

CITIZENS VOTE ON PUBLIC HOUSING

What citizens know and don't know and what positive and negative feelings they have about housing and urban renewal perhaps show up most dramatically at the polls. Results of recent referenda in which citizens had a chance to demonstrate their knowledge and opinions on housing matters are presented in brief below.

San Antonio, Texas: "Our hopes were high . . . and many of our friends were certain that the tremendous support given by church groups would outweigh the thousands of dollars used by the opposition. This wasn't the case, however." That's the sad story, as told by Marie C. McGuire, executive director of the San Antonio housing authority, of how a special city election on May 23 turned out. There were 1500 units of low-rent housing at stake. Vote was 11,701 *against;* 9887 *for.* The housing authority is currently analyzing what went wrong and a full post mortem on the election will be carried in a future issue of the JOURNAL.

Irvington, New Jersey: "Eviction . . . dissection . . .'seniorization.'" That, in essence, was the battle cry of an Irvington, New Jersey property owners group that was out to kill a proposal for new public housing for oldsters. If housing for the aged is needed, said the property owners, let the housing authority evict families living in existing low-rent units; dissect the quarters; and rent the resulting cubicles to senior citizens. The electorate had other ideas. Voters in November okeyed construction of new low-rent housing for the elderly by a vote of 7674 to 4783.

Glasgow, Montana: The Montana community of Glasgow will get its first crack at low-rent housing as a result of citizen opinion expressed at the polls in April. Vote for initiation of a public housing program was 134 *pro* and 82 *con.*

Monterey County, California: A public housing proposal that was thought to be pretty generally favored went down to defeat (1559 to 368) in a special election in March in an unincorporated fringe area of Salinas, California. The public housing at stake was proposed as a means for rehousing families, who, because they can't afford anything better, are still living in deteriorating wartime temporaries—housing that the community wanted to see disappear. Unexpectedly, a community fight got started and, it is reported, all "the arguments developed over the years by the traditional opponents of the program" were rehashed "in newspaper ads, public forums, and whispering campaigns." Support from PTA groups failed to overcome the force of the opposition campaign.

Great Falls, Montana: Voters in April endorsed public housing by a vote of 6379 to 5273.

Yolo County, California: Public housing got an okey in three communities and was turned down in a fourth in an April 7 balloting. Public housing won in Woodland Fringe (200 units at stake) by a vote of 87 to 5; in Winters Fringe (26 units at stake), 88-21; and in Broderick (26 units), 252 to 219. Loser was Bryte, where voters turned down 26 units by a vote of 180 to 107.

Sutter County, California: In an April election, Yuba City voters turned down 100 units of low-rent housing by a vote of 358 to 868.

Kansas City, Kansas: Re-election of Paul F. Mitchum as mayor of Kansas City was a victory for housing. In a campaign based on "Continued Progress for Kansas City," the mayor put heavy emphasis on housing and, he has told the JOURNAL, "I personally feel that urban renewal and housing programs played a very important part in my re-election."

Contra Costa County, California: Port Chicago voters have approved a 20-unit project by a vote of 149-131. Rodeo citizens also okeyed public housing—250 units—by a vote of 134-82.

serve problem families in the Laurel Homes project.

Neighborhood Spirit

Sixth, churches can encourage home owners and tenants to maintain their homes in such a way as to develop neighborhood civic pride, which will help to stabilize, if not upgrade, neighborhoods.

Examples

—In Baltimore, the weekly newspaper, *Catholic Review,* stated, in the series cited earlier, that neighborhood churches can offer leadership and coordination of community effort toward blight prevention and neighborhood conservation. "Devoid of politics" and "under the leadership of pastors, ministers and rabbis," churches attract "people of all social strata, already unified in their faith." Urban renewal, the newspaper says, "is a problem of people as well as buildings."

—In Chicago, in discussing the pastor's role in the conservation of his parish, the Cardinal's community conservation committee has pointed out that a bucket of paint, a handful of nails, and a hammer can be useful in helping save men's souls.

—In Chicago, too, Howell House, a Presbyterian neighborhood house, helped to organize Pilsen Neighbors. Together with a Roman Catholic priest, they set up a four-block demonstration area that badly needed rehabilitation and arranged financing through local home loan associations that had previously been unwilling to make such loans.

Serve on Boards

Seventh in the line-up of the renewal role of the church is the encouragement of church people to serve on official or quasi-official bodies, to reflect the views of the people of the areas in which they live.

Examples

—In Detroit, the director of the council of churches has served on the city's official committee for neighborhood conservation and improvement, as well as on the regional planning commission.

—In Cincinnati, the West End Community Council was organized with the support of two churches, as a means of giving a voice to the people who lived in and adjacent to the Laurel-Richmond clearance proj-

ect, thus providing a means for public officials to communicate with the site residents.

Equality for All

Eighth role for the church is providing the necessary moral and other support for creating equal housing opportunities for all, i.e., to implement the religious belief in the Brotherhood of Man.

Examples

—The Presbyterian Church of the United States of America has circulated a "covenant of open occupancy," which it encourages local Presbyterian Churches to adopt.

—The 1958 National Catholic Family Life Convention adopted a resolution voicing its "categoric and unequivocal" opposition to segregated housing.

—Five denominations (American Baptist Convention, Disciples of Christ, Methodists, Presbyterian Church, and the United Church of Christ) hope to raise $175,000 to test a housing desegregation program in three cities (not as yet selected) to persuade their members to work for desegregated housing and racially integrated churches. The main purpose is to develop public opinion favorable to desegregation and thus influence community practices and attitudes.

—The Episcopal Diocese of Michigan has adopted the policy that "every church shall minister to all the people of its neighborhood regardless of racial or economic situation."

—The general board of the National Council of the Churches of Christ in the U.S.A. adopted a resolution this February on non-segregated housing that stated "that councils of churches, denominations and other religious groups be commended for their efforts to achieve housing markets free of racial or religious discrimination and be urged to intensify their work to achieve this highly important end."

Better Way of Life

Ninth way in which the church can advance its goals as well as those of urban renewal is to assist in providing newcomers to a neighborhood with an understanding of the existing values within that neighborhood, thus stimulating them to desire a better way of life. This work is especially needed with

*HHFA administrator meets with new citizens committee**

CITIZENS OPERATING AT THE NATIONAL LEVEL

When Norman P. Mason was named to head the Housing and Home Finance Agency in January, the JOURNAL predicted that, under his administration, HHFA would tend to put heavier weight on how citizens feel about housing and renewal operations (see January JOURNAL, page 7). Some evidence that this prediction is coming to pass is presented below.

1—Especially set up by Administrator Mason as a means of getting opinions and suggestions of public-interest groups was the Public Interest Advisory Committee, which held its first meeting in April (see picture, above). Many NAHROites—including Executive Director John D. Lange—are members of the 25-man committee, which is made up of representatives of welfare, church, educational, veteran, minority, labor, and related groups.

2—A citizen in the know—General Otto L. Nelson, vice-president of New York Life Insurance Company—was invited in May to participate in a meeting of those high-level government men who are members of the National Housing Council. The council, chaired by Administrator Mason, met to explore problems of urban growth and to discuss the effectiveness of various federal programs in dealing with these problems. General Nelson was invited because of his active association with major renewal undertakings over the past ten years, including the current New York City project known as Lincoln Square (see story, City News section). Members of the council include representatives of the Federal Home Loan Bank Board; the Veterans Administration; and such departments of the federal government as agriculture, commerce, labor, defense, and health, education and welfare.

3—Administrator Mason in April called a meeting of the existing, 18-member Advisory Committee on Housing for the Elderly—a group that was established under the Housing Act of 1956. At the session, representatives of the building industry, finance specialists on the problems of the aging, and members of public-interest groups swapped ideas on such questions as: How best do we house elderly persons of low income? Are there sociological drawbacks to our present methods? Is new or existing housing the best answer for the elderly?

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*Pictured at the April Public Interest Advisory Committee meeting are: *Seated*—Dr. William J. Villaume, National Council of Churches of Christ in the USA; Bernard Weitzer, Jewish War Veterans of the US; NAHRO Executive Director John D. Lange; Administrator Mason; Margaret Kuhn, Presbyterian Church in the USA; The Reverend Robert Van Deusen, National Lutheran Council; D. Reid Ross, National Council of Housing and Planning Associations; Jack Woods, NAACP. *Standing*—Rudolph T. Danstedt, National Association of Social Workers; Elsie Austin, National Council of Negro Women; Moe Hoffman, National Jewish Welfare Board; Reginald Johnson, National Urban League; Francis Servaites, National Housing Conference; Clarence Bird, American Legion; Wallace Campbell, Cooperative League of the USA; Bert Seidman, AFL-CIO; Olinda Roettger, Lutheran Church, Missouri Synod; Mrs. Floyd McNaughton, American Home Economics Association.

SIX CITIZEN GROUPS HOLD ANNUAL RALLIES

May was a busy month for citizen groups organized on city-wide and county levels to spur housing, city planning, and urban renewal programs. Oldtimer organizations and one newcomer in the field staged annual conferences headlined by important local, state, and national leaders, who highlighted group achievements against a background of still-to-be-met objectives. Following is a summary of six conference programs.

Cincinnati: the 43-year old Better Housing League of Cincinnati and Hamilton County, Inc. built its annual meeting on May 12 around the theme—"The Role of Civic Leadership in Relocation Housing." A big attendance was registered to hear the reasons for BHL's concern with relocation problems, stemming from a confluence of expressway and redevelopment programs with a shortage of relocation housing in Cincinnati . . . cited in the league's 1957-1958 annual report. To step up the supply of housing, BHL proposes a survey of vacant residential lands, promotion of equal housing opportunities, more public housing, state legislation to finance housing construction.

Chicago: summing up 25 years of battling service to the city and girding up for bigger struggles to come, the Metropolitan Housing and Planning Council used silver boxing gloves as the symbol for its 25th annual meeting. To honor leaders of past battles, eight symbolic paperweights in the form of boxing gloves —inscribed "Champion Fighter For A Better Chicago"—were awarded by MHPC. Members also heard plans envisioning—in the words of council President Howard E. Green—a "slum-free-city" and the opportunity "to match the ancient city of Paris in beauty . . . and Oak Ridge in functional efficiency." Members also heard the mayor describe a state legislative program that MHPC had helped to develop and that went before legislators May 27.

Washington: another silver anniversary was celebrated during May, when the Washington Housing Association put on a headline-making show to emphasize past accomplishments and get support for big jobs ahead. Mrs. Eleanor Roosevelt, WHA's first honorary president, retraced steps taken back in 1935 when she toured district slums in support of slum clearance legislation (see April JOURNAL, page 131). Later, Mrs. Roosevelt summed up "then" and "now" impressions in a speech before a luncheon gathering that also heard association President Charles A. Horsky summarize achievements attributed in a large measure to WHA: the virtual demise of alley dwellings; creation of a public housing program, a housing code, a condemnation law.

Baltimore: for its 18th anniversary meeting, the Citizens Planning and Housing Association hosted a major speaker that went deep into philosophical and aesthetic questions basic to sound housing and urban renewal programs. Association members on May 13 heard John Osman, vice-president of the Ford Foundation's Fund for Adult Education, develop the theme of "Men to Measure Up to Our Cities."

Philadelphia: on hand for the 16th annual meeting of the Citizens' Council on City Planning late in May, Governor David L. Lawrence charted Philadelphia's housing and renewal achievements, made possible, he noted, by the "enormously successful" role of citizen group cooperation in planning. The next step, suggested Governor Lawrence: an extension of citizen participation into state planning programs and such activities as industrial development, regional planning and organization, highway planning.

Westchester County, New York: a one-year-old newcomer on the citizen participation scene, the Westchester Housing Council, Inc. drew a big turnout and big figures in housing and renewal to its first housing conference, staged May 6. Commissioner Richard L. Steiner, Urban Renewal Administration, and James W. Gaynor, New York State Commissioner of Housing, focused speeches on mechanics required for getting local renewal and blight-fight programs into the "doing" stage.

respect to newcomers from rural areas who need fundamental education in urban living.

Examples

—In Cincinnati, the Memorial Community Center, with financial support from the council of churches, provides case work services, case finding services, recreation facilities, and day-care services, primarily for southern mountain white families new to Cincinnati.

—The council of churches and synagogues of Hyde Park and Kenwood in Chicago has plans for a cooperative ministry to deal with the human side of urban renewal. Its purpose is to find and welcome new residents and to counsel families and youth in trouble.

—Also in Chicago, the Chicago City Missionary Society has in operation two programs that have reached into renewal areas: (1) a program designed to help Spanish-speaking newcomers adjust to their new environment (home visits are made, families are given direct help with their problems, and, if necessary, referrals are made to social agencies); (2) a "Christian Friendship Service"—families in need of home furnishings are given a helping hand through contributions solicited by a missionary society worker.

Over-all . . .

An eloquent sum-up of the message this article seeks to convey comes from a speech made before the 1958 conference of NAHRO's Middle Atlantic Regional Council by the Reverend Galen R. Weaver of the United Church of Christ. He said: "Somehow we must learn better to integrate the cultural and religious, the economic and social, the governmental and administrative disciplines into some more rounded organic whole for the service of mankind living amidst the artifacts of the growing city.

"We must learn how to aggregate our resources so as to reduce shameful competitiveness and waste of our human and material resources. This is a lesson the churches need to learn but municipal administrations and others need to master it also.

"We ought also to develop a greater maturity and depth of character, to achieve some clearer understanding of what the ends are for which we strive in building and rebuilding our cities as they be-

come ever larger in population and geographical spread and even more complex in organization and management or mismanagement.

"To what purpose are our cities?

"Surely they are for habitation by families, including children, youth, the middle-aged and the aged, the well, the sick and the handicapped. In short they are for people.

"Surely cities are not in order that we should all be dumped together in a vast anonymity of mere numbers or perhaps even ciphers. How are we to preserve any consciousness of community, the requisite sense of responsibility and of participation in the common life . . .

"The city of the future, what with urban renewal and urban redevelopment, can be a very impressive symbol of what we value most in our unprecedentedly rich culture, which has at its disposal technical means never before available. To what end will these prodigious means be directed?

"Religious communities might well be expected to make a significant contribution to the development of a humane culture that places the person, in the wholeness of his needs and potentialities, as mind and soul as well as body, at the center of its concern.

"Need I remind you also that an important and ever basic dimension of our common task is the achievement of justice? Men and women in your professions have reasons to know quite concretely of some of the poignancy of the hurt that is involved in urban living:

—the crowding and filth and obsolescence of the slums;

—the racial and sometimes the religious discrimination practiced widely against minority individuals and families—and no place more devastatingly than in the denial of access to adequate housing. Redevelopment projects themselves often compound these hardships for minorities, as you all well know.

"At this point you have a stout ally in the churches, where there is a growing awareness and where increasingly effective methods and instrumentalities are being developed to change these patterns of deprivation and injustice. Not all denominations nor all local congregations are as yet alerted or enlisted, to be sure, but many are and more will be."

FORT WORTH FORGOT TO REMEMBER THE CITIZEN; MAKES A FRESH START

Fort Worth had a center-city rebuilding plan that was the talk of planning and renewal specialists everywhere: the dramatic Victor Gruen plan. Fort Worth also had strong renewal support from its business community, from whose ranks, in fact, the money came to pay for the celebrated Gruen plan. What Fort Worth didn't have was the support of the general citizenry—forgetting to remember the man-on-the-street was what was behind a surprise "no" vote last fall on the whole idea of renewal (see March JOURNAL, page 89). But from defeat have come some lessons and word is that Forth Worth is putting these lessons to use in setting the stage for a second try at renewal.

Jeanne Lowe, a freelance writer who has become a specialist on renewal, in a recent *Architectural Forum* article entitled "What's Happened in Fort Worth?", described both what went wrong in Fort Worth and what the city is doing to overcome past mistakes. What she had to say is summarized below.

Listing reasons for the Fort Worth failure "in the order of importance," Miss Lowe said: "first, lack of any preparation of citizens to receive the plan; then a lack of any long-standing cohesive committee of civic leaders to push it; and, finally, a failure to take into account the social, political, and economic factors needed to implement the plan." Overlooked by those who thought renewal was a sure thing, she believes, were such things as the fondness of the citizenry for the community's old "Cowtown" reputation; the political and economic history of the city, in which the big force was not a team, but one man—Amon Carter; the lack of administrative machinery for carrying out a big renewal job; the lack of an influential citizens committee.

"Last year's defeats prompted Fort Worth's leaders to regroup their forces and rethink strategy," Miss Lowe said. "Presentation and proselytizing of the plan has gone on quietly before civic and suburban groups . . . but in general all hard-selling of the Gruen plan has been deferred until fences are mended and the ground prepared for more careful step-by-step approach."

Today, she indicated, there is a new awareness in the city of the need for teamwork, hard work, and ground work. A new organization—Committee for Greater Fort Worth—has been set up "to go into political action at the grass roots" in order to promote, not the Gruen plan (the plan, Miss Lowe says is "studiously being kept out of the new campaign") but a "civic climate and confidence in leadership by which the plan's basic features may eventually be achieved." The new committee was successful this spring in getting five men elected to the city council on a platform that included, among other things, (1) the creation of an official public relations program designed to keep citizens informed and (2) establishment of a "first-class city planning department."

TORONTO EXPERIMENTS

with interim housing for troublesome families

by MRS. S. J. ALLIN, Vice-chairman
The Housing Authority of Toronto*

Every sizeable city finds itself perplexed, and even exasperated, at having to assume a measure of responsibility for some "troubled and troublesome" families. When such families are in public housing, they constitute a constant threat to the peace and happiness not only of management but of neighbors and fellow tenants.

In Toronto, the "troublesome family" malady had exhibited itself in a fairly virulent form in our city-owned "emergency housing centres." This makeshift accommodation had been provided by the city when it was desperately pressed to house the thousands of war workers who poured into the metropolitan area . . . and who stayed on after hostilities had ceased. This shelter consisted of (1) some hundreds of single-family units, without cellars, that were built back in the 40's by the federal government agency, Wartime Housing, Limited and (2) half a dozen vacated barracks or factories, each of which had been converted by means of flimsy partitions into apartments for about 100 families, all of whom shared communal bathrooms, laundries, halls, and general lack of privacy.

The Twig Is Bent

It was in these "city-owned slums," as they soon became known, that the troublesome families blossomed into full-blown thorns in the city's side. Although the city had turned over the actual management of this little empire to a private operator, the city was irked at finding itself still liable for very high maintenance costs, due, in part, to the tenants' proficiency in various forms and degrees of vandalism.

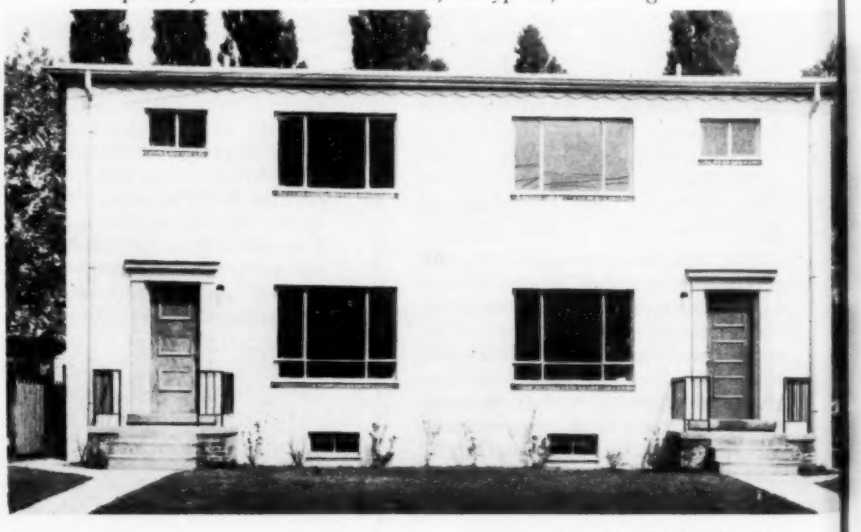
Meanwhile, The Housing Authority of Toronto had been building and putting into operation Toronto's first permanent city-owned housing project (some 1300 units in Regent Park, North). A few of the families from the emergency housing were accepted here; some found their way into the general community. Unfortunately, those remaining (with exceptions) constituted the core of the most troublesome.

Aware of the undesirable state of affairs, citizen groups repeatedly requested the city council to close all such multiple units. Gestures were made to do so but little actual progress was made. However, on January 30, 1956, the Toronto city council adopted this resolution . . . "Whereas in a City of this size it can reasonably be expected there will be at all times some families in dire circumstances who will be a charge upon the City; and whereas it should be thought advisable to build some type of permanent structure to house and attempt to rehabilitate these families for the sake of the children involved; therefore be it resolved that City Council set up a Committee . . . to recommend to Council as to site . . . type of building and administrative control . . ."

The committee formed as a result of this resolution consisted of three elected members; the commissioner of public welfare; the medical officer of health; the gentleman who, as the city's agent, was managing the emergency housing units at the time; and Frank Dearlove, general manager of The Housing Authority of Toronto. This committee met three times. The high incidence of vandalism in the emergency multiple units and the prevalence of appalling sanitary conditions made the committee decide to construct, as a pilot project, a building that would be as nearly indestructible as possible and that would be verminproof and fireproof.

As a result, a two-story, semi-detached house was erected on city-owned land in a well maintained middle-class neighborhood. Because

Specially constructed "troubled-familyproof" housing



**At the 1958 autumn meeting of the International Conference Chapter of NAHRO, held in Toronto, Canada, a report was presented on an interesting experiment in housing "troubled families" made by The Housing Authority of Toronto. It aroused considerable comment. The* JOURNAL *asked for details and the above article is the result.*

the lowest bid received was $11,000 higher than the $23,000 appropriated by the council for the project, the structure was designed by the department of buildings and constructed by the department of property, using day labor. Even so, the final cost, exclusive of the land, was $31,730.94.

Special Construction

Reports of the two departments involved in the design and construction of the house describe these semi-detached houses as follows:

". . . possessing exceptionally durable qualities" and "designed to withstand the rigours of inordinately hard wear . . . unostentatiously functional . . . economical to maintain, to keep clean and free of infestation . . . they may well be considered the only completely fire retardant dwellings within the Metropolitan area, constructed entirely from footings to roof of non-inflammable cementitious materials.

"The foundation walls are 10" concrete blocks. The enclosing walls 8" concrete blocks and the floors and roof are reinforced concrete Flexicore slabs. Interior bearing walls are 8" masonry units while the partitioning walls are 2" wire lath and plaster. All stairs, window frames and sash are steel, kitchen cupboards are Youngstown metal prefabricated units, which reduces the use of wood products to only doors, window sills and aprons, and shelves in the linen closets.

"All outside walls are strapped lath and plastered. The underside of the Flexicore slabs have been left exposed, creating a rather unique, pleasant and effective ceiling. The floors are linoleum throughout, laid in pattern directly to the concrete topping. All interior surfaces on the first and second floors are painted with the exception of a 1'6" colored ceramic tile dado in the bathroom.

"The exterior dimensions of each unit are 20'6"x32' . . . approximate floor area 1,226 sq. ft. on the first and second floors, which have been partitioned to form six rooms and a three-piece bathroom.

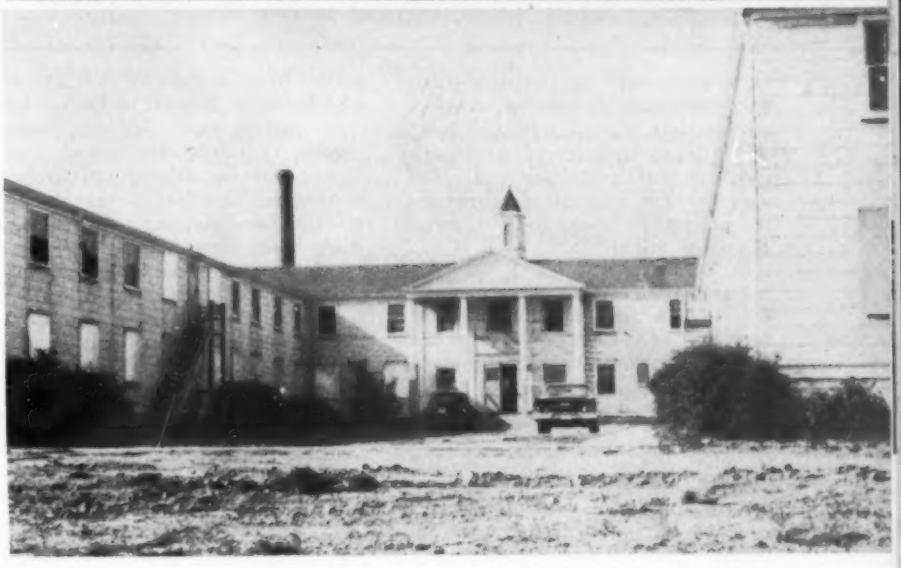
"In each cellar a bearing wall separates the furnace room from the laundry area which contains a pair of tubs. A corner of this room has been partitioned for a water closet.

"The austere appearance of concrete walls has been offset and even enhanced by the application of coloured textite, red brick sills, trimming the eaves with a facia and decorative frieze board, and attractively framing the main entrance with a colonial front.

"Initial construction costs for this type of dwelling unit, although perhaps slightly higher than a more conventional style will more than be repaid in low maintenance costs."

For Whom?

Upon completion, these two attractive yet functional units were turned over to The Housing Authority of Toronto in June 1957, some seven months after the authority had been given the responsibility of operating all remaining city emergency housing units . . . namely, approximately 200 war-



Pictured above are some wartime units (top) and a 90-unit emergency housing project, both of which house some "problem families." Says Author Allin: "The authority has found invaluable its store of these and other single- and semi-detached houses . . . for use as 'stepping stones' in family rehabilitation . . ."

Result of another Toronto housing authority experiment is pictured here: the William C. Dies building for "diminishing families." Named in honor of the authority chairman and designed to fill needs of families that have dwindled in size, the Dies building has 31 bachelor suites and 78 one-bedroom units. The building is part of the authority's Regent Park (North) project. Meanwhile, the authority has still another experiment for the elderly up its sleeve: conversion jobs on units purchased from private owners.

time houses and one multiple structure sheltering 90 families, many of whom were long-standing "cases." With the cooperation of the department of public welfare and other agencies, two families were chosen for placement in the new "Interim Housing" units.

Family "A." The mother of Family "A," with her four children, now teenagers, had spent the last ten years in the converted building mentioned above. During more than half of that time, the family had received welfare assistance, until, after obtaining a divorce, the mother married a gentleman of more stable habits and income. In spite of their improved financial position, the family couldn't seem to get ahead and there was concern about the children, who were showing some undesirable tendencies. The youngest boy, for example, had become involved with a gang dedicated to nuisance, if not more serious vandalism. It was felt that a new environment might help save all of them from further deterioration . . . And it has! Although the boy made a few trips back to his old haunts, he and the others soon made friends in school and in the neighborhood. Mr. "A's" wages have been increased and the acquisition of much needed furnishings and clothing made.

Family "B." Family "B" had been on public assistance for some years, to the tune of thousands of dollars. The six children ranged from ten to two years of age. Father "B," rather fond of the cup that cheers, had found it difficult to keep a job . . . and to make his way home nights. Few landlords spread "welcome" mats for women with broods of children and here-today-gone-tomorrow menfolk. As a consequence, many and varied had been the abodes of this nomadic family.

It was decided that Mrs. "B," temporarily unassisted—or unencumbered—by her husband, should move with the six children into the other "Interim Housing" unit. Almost immediately, Mr. "B," after an exploratory visit, decided it was a pretty nice place to hang his hat. He has remained! As his wife says, "He seems to like staying home." He also has a steady job, eliminating all necessity for public assistance.

Both families give striking evidence of the success of the experiment. From a monetary point of view their resulting financial independence has not only eliminated the public assistance previously given but has restored their own self respect. They now belong in the neighborhood. They have assumed the normal responsibilities of citizenship. Both they and the community have benefited.

In preparing these two families for the move into our "Interim Housing," our investigator advised them he would be making periodic calls. The first month, calls were made weekly; the second month, bi-weekly; the next three months, once a month. After a period of six months, it was found that no calls were necessary.

The parents were advised to keep to themselves as much as possible at the beginning, since the arrangement under which they were living was an experimental one. It was our belief that it was important that these families remain somewhat "isolated" at the beginning and the result was that they found little animosity toward them raised by neighbors. The children seemed to appreciate the freedom in and around the house and, as there were only two families involved, there was no problem at school.

What Now?

More than a year and a half have passed since these two families were "given a break." Thinking that both would make admirable tenants in the larger public housing projects, the authority's manager suggested to them that they move in. Both families begged to be left at least until the end of the school year. Both put up strong arguments in favor of making the term of the "Interim Housing" at least two years. "It takes a while to get on your feet when you start with almost nothing," they both said. "We are buying the necessary furniture we have always lacked . . . we are saving a little for the first time . . ." The authority has decided to accept the two-year term.

Critics may say, "Do troublesome families deserve such deluxe accommodation at the expense of the taxpayer?" Few readers of this journal need to be convinced of the value of human rehabilitation, either from a financial or social point of view. But certainly The Housing Authority of Toronto does not claim that the only means of salvation lies in dotting vacant lots with such dwellings, for it has records of many similar success stories of bothersome families moved from undesirable surroundings into other accommodation. Even the wartime housing units—the frame, basementless houses mentioned earlier, which no one could label luxurious—have provided havens for many a family enmeshed with undesirable associates. The authority has found invaluable its store of these and other single and semi-detached houses scattered throughout the city, for use as "stepping stones" in family rehabilitation. Its staff is able through frequent visits to keep a close but friendly eye on

(*Continued column three, page* 208)

NEW YORK SUMMER FUN COMES IN A PUSHCART

Youth worker R. E. Zatorski organized program at Smith Houses in 1955

With one game- and toy-equipped pushcart; one youth worker; and some storage room, any housing authority can go into the fun business, with an assured market of plenty of youngsters in search of pleasure during the long summer vacation. That's what the New York City Housing Authority says, as a result of the amazing success of "Operation Pushcart," "Operation Curbstone," and similar ventures – mobile community centers that are providing mass outdoor summer programs at little cost to either the authority or the cooperating settlement houses.

Here's the way the programs work: The authority supplies equipment needed; the settlement houses supply youth workers. (Youth workers train project mothers and some teenagers to help oversee the programs). The community-center-in-a-pushcart is then brought to the kids—at any suitable project location—and all project youngsters are encouraged to participate in games, group activities, crafts, etc.

Pictured above are outdoor recreation activities at Governor Alfred E. Smith Houses, where the program since 1955 has been sponsored by Hamilton-Madison House, which also operates the community center at the project. The program has been serving about 224 children on a regular basis, with the low in attendance for a single day having been 150 and the high, 425. (Age levels served are mostly between three and 13 years). Special events planned in connection with the outdoor program have included trips to beaches, zoos, etc.; movies; community sings.

Pictured below are "pushcart" activities conducted at General Grant Houses by a branch of Manhattanville Community Centers, Incorporated. Plans for this summer include more emphasis on working with teenagers, with the center staff scheduled to work outdoors with groups of teenagers wherever they happen to congregate.

Trained youth workers and youth worker-trained mothers help oversee "Operation Pushcart"

City News

EISENHOWER BREAKS GROUND IN LINCOLN SQUARE KICKOFF

"The beneficial influence of this great cultural adventure will not be limited to our borders. Here will occur a true interchange of the fruits of national cultures . . . Here will develop a mighty influence for peace and understanding throughout the world . . ."

It was the President of the United States who on May 14 uttered the words of great expectation quoted above. The occasion: ceremonies on the site of a proposed new home for the New York Philharmonic in the midst of what is to become a center for the performing arts – part of New York City's controversial 65-acre Lincoln Square Title I project (see March 1958 JOURNAL, page 97). Before a crowd of some 12,000, President Eisenhower used a silver shovel to break ground for first construction in the 75 million dollar Lincoln Square culture center. Said the President: "From this will develop a growth that will spread to the corners of the earth, bringing with it the kind of human message that only individuals, not governments, can transmit."

The groundbreaking ceremony was in all respects a big show. In addition to the President's appearance and the big general turnout, there was on hand a glittering array of statesmen, public officials, and artistic talent. There were tentshow performances by some of the most celebrated musicians in the nation (a fact that led President Eisenhower to quip: "If they can do this under a tent, why the square?"). And there were talks by such people as Mayor Robert Wagner; Leonard Bernstein of the Philharmonic; and New York City's shaper-of-big-plans, Slum Clearance Committee Chairman Robert Moses.

Culture

One of the arguments against the culture center has been that it is a plan for replacing necessary apartments with unnecessary "artments" and the President's participation in the groundbreaking was viewed by many as a victory for culture and a hopeful sign for the future of the arts in America and in the world. Mr. Moses put it this way: "It is no small thing that in establishing the arts among the future recognized objectives of the nation, our chief executive, at a time when men's thoughts are on the crudest problems of survival and when he, himself, is burdened with the most oppressive and immediate cares of state, should come here to give his personal endorsement to this enterprise."

Fordham's Role

The President in his Lincoln Square appearance did more than give his endorsement to culture. He also gave a stamp of approval to the over-all Lincoln Square undertaking—it includes, in addition to the culture center, plans for new housing and new educational and commercial facilities—as a "stimulating approach to one of the nation's pressing problems – urban blight." Further, he gave special sanction to what was for a time one of the most hotly controversial aspects of the whole plan: the participation of Catholic Fordham University (Fordham's participation was unsuccessfully challenged in the courts, where it was argued that such participation represented public subsidy to a religious institution –see August-September 1958 JOURNAL, page 282). Said the President: ". . . this splendid enterprise is enhanced by the fact that . . . another part of the Lincoln Square project is a great new educational undertaking. Fordham University, under the leadership of my old friend and colleague, Father McGinley, is proceeding here with the establishment of a new campus . . . All of us salute this magnificent effort."

Another Development

The gala culture-center-site event on May 14 outshone as an attention-getter another important Lincoln Square development. On the same day it was announced that four savings banks in the area had made mortgage commitments for more than 5.3 million dollars for permanent financing of a cooperative housing project that is part of the Lincoln Square plan. Lincoln Guild Housing Corporation is sponsor of the housing development, which is to accommodate 420 families. Relocation of all tenants on the site of the proposed co-op has been completed for the developer by Ernest T. Bower, Incorporated and aim is to complete demolition of existing buildings by the end of June.

URBAN PROGRESS, INC. GETS INTO LITTLE ROCK SLUM FIGHT

A new force has entered into Little Rock's slum fight: Urban Progress Association, Inc. The new group—it was organized by local business leaders early this year—already has set up a program that, while directed toward all aspects of the city rebuilding job, has as its No. 1 item the elimination of substandard dwellings.

Elected to head the new group was a civic leader, Raymond Rebsamen, who earlier was both one of the prime organizers and the first chairman of the Metropolitan Area Planning Commission of Pulaski County (Metroplan). It was at one of his first public appearances as president of Urban Progress that Mr. Rebsamen outlined the five-point plan that puts Little Rock's business community on the side of urban renewal. Specifically, here are the aims of the new association:

1—the elimination of substandard housing and the prevention of the spread of blight;

2—a "realistic program" of renewal for the central business district;

3—"the assembly of well-planned and well-located sites for new and expanded industry;"

4—development of needed municipal services, including parks, playgrounds, street lighting, traffic control, and police and fire protection;

5—expansion of Little Rock's property tax base through the development of new tax-paying property.

In announcing the five-point program, Mr. Rebsamen also took occasion to single out as a "great team" five city officials with whom Urban Progress is to work. Among them: Knox Banner, executive director of the Little Rock Housing Authority, who serves as secretary-treasurer of the new association.

Just days after the Rebsamen program announcement, official steps were taken that could lead to realization of one of Urban Progress's stated goals: renewal of the central business district. On March 19, the city plan commission approved a request from the local housing authority that a preliminary study be made of the business area to determine the feasibility of a renewal project there. According to Mr. Banner, the study

could lead to redevelopment of the downtown area over a six- to ten-year period.

Meanwhile, the Little Rock authority is making headway in Title I projects already under execution. Federal approval in March of a $1,150,668 loan and $485,984 capital grant for what is known as the Westrock project brought the number of projects actually under way to four (in addition, one project, Philander Smith, has been completed—see March 1958 JOURNAL, page 169). The Westrock project contemplates clearance of a run-down, largely residential 54-acre area for reuse for commercial and residential purposes—new housing is to include homes in the $25,000-$40,000 class and luxury apartments. The Westrock project will represent the city's first use of its own funds to provide cash contributions to a renewal project: the board of directors has appropriated $100,000 of existing bonding authority for street and storm drainage expenditures for the project.

"Before" and "after" scenes in Duluth's St. Croix area (see story, this page)

DULUTH FIRST MINNESOTA CITY TO COMPLETE RENEWAL PROJECT

Duluth on April 1 became the first Minnesota community to complete a federally-aided urban renewal project. It was on that date that the Urban Renewal Administration turned over to the local redevelopment agency a check for $72,822 in federal capital grant funds for a 12-acre undertaking known as St. Croix.

The St. Croix project has been on the federal books since 1953, when it was approved for planning. The project—involving clearance of 26 dwelling units, all of which were substandard, and the relocation of 22 families—went under execution in November 1955. Net project cost was $109,233, with the city's $36,411 share paid partly in cash and partly through the contribution of land.

Bordering on Lake Superior, located just a few blocks from Duluth's central business district, and slated for light industrial reuse, the St. Croix project lands were recognized as a plum by local investors. Around 20 different organizations at one time or another, on a formal or informal basis, expressed interest in buying up some of the land.

There were three separate bid-takings for the land: in June 1957; October 1957; and July 1958. The sales brought a total of $85,175 for 195,000 square feet of land as follows: Westinghouse Electric Corporation, 75,000 square feet of land, $32,250; Wallner Welding Company, 15,000 square feet, $5775; Wickham Building Supply Company, 15,000 square feet, $6375; Lakeshore Body Works, 15,000 square feet, $8925; W. P. & R. S. Mars Equipment Company, 67,500 square feet, $28,350; Karon Hardware Company, 7500 square feet, $3500.

Rebuilding of the area is at present about 75 per cent completed, according to the authority's executive director, O. Richard Humes, Jr. (see pictures, this page).

PITTSBURGH IS SECOND CITY WITH BROAD ANTI-BIAS LAW

On June 1 there went into effect in Pittsburgh a law that made the city the second in the nation to ban discrimination in private housing. New York City's pioneering anti-bias-in-private-housing law was about a year old, when, last December, the Pittsburgh city council approved the similar—but broader—law that has just become effective.

The Pittsburgh law prohibits discrimination by real estate salesmen, agents, or brokers in the sale, rental, or furnishing of services and facilities for "any housing unit" in the city. It prohibits owners from discrimination in sales or rental in buildings having five or more units or in the transfer of vacant sites suitable for construction of five or more units. And it prohibits discrimination by lending institutions in granting home loans or mortgage terms.

Further, the Pittsburgh law provides for fines of up to $100 or imprisonment of up to 30 days for those who do not comply with orders of the Commission on Human Relations, which is administering

Box Score

HOUSING ACTS OF 1949, '54, '55

WORKABLE PROGRAM ACTIONS

Total number approved March 1 to April 30: 70, bringing the total to 877 as of April 30.

Recertifications approved March 1 to April 30: 59, bringing the total to 546 as of April 30.

Programs being processed, but not yet approved during April: *new*—165; *recertifications*—129.

Number of programs expired (no report on recertification), as of April 30: 64.

PROGRESS OF URBAN REDEVELOPMENT—URBAN RENEWAL

(As of April 30, 1959)

Projects by Current Status

	Capital Grant Reservations	Approved for Planning	Approved for Execution
Projects	645†	309	296
Localities	386*	247	190
Amount	$1,319,077,971	$595,526,452	$693,010,463

†Includes 13 completed projects in 11 locations.

*Smaller than the sum of components because cities have projects in more than one category. Locations are in 42 states, the District of Columbia, and Puerto Rico.

Financial Assistance Authorized for Projects

	Contracts Executed	Authorized	Cancelled
Planning Advances	$ 45,921,561*	$624,750	$ 4,261,942
Temporary Loans	$535,856,940†	$49,867,953	$38,380,640
Capital Grants	$622,316,406	$51,897,402	$ 4,390,753

*Includes $15,786,734 in planning advances repaid and $362,844 in advances written off.

†Includes $96,618,567 in loans repaid. In addition, there is $247,451,262 in nonfederal loans outstanding.

Source: Urban Renewal Administration progress reports

PROGRESS OF PUBLIC HOUSING

(As of April 30, 1959)

Progress of Projects

	Under Annual Contributions Contract*	Construction Started	Construction Completed
Units	79,797	28,741	237,207
Projects	381	186	1,694
Localities	261	141	949

*Construction not started.

Source: Public Housing Administration progress report

HOUSING ACT OF 1954 (SECTIONS 314, 701)

Section 314, Demonstration Grants

Total number approved during April: 1, bringing the total to 28 as of April 30. Total includes nine completed projects.

Section 701, Planning Assistance

As of April 30, contracts had been executed for 232 projects, affecting 139 small municipalities and 93 metropolitan, regional, or other areas.

FEDERAL HOUSING ADMINISTRATION PROGRAMS

(Mortgages insured, Section 220, 221—Cumulative as of April 1959)

	Section 220		Section 221	
	New	Existing	New	Existing
Homes	1140	22	5,515	1,694
Projects	52 (11,389 units)	...	11 (2024 units)	1 (10 units)
Amount*	$147,019,650	$262,950	$67,791,400	$14,700,500

*Combined total, homes and projects.

Source: Federal Housing Administration report of operations

the law. The commission is empowered to initiate, receive, and investigate complaints and to seek conciliation of such complaints. Here's how enforcement of the law works: when conciliation tries fail, the commission holds a public hearing to determine whether an act of unlawful practice has been committed; if the determination is that the anti-bias law has been broken, the commission can issue orders to comply; should the individual or firm involved fail to comply, then the case is turned over to the city solicitor for appropriate court action.

The pioneering New York City law, which served as a model for the Pittsburgh ordinance, is neither so broad in coverage, nor so specific in its penalties (see January 1958 JOURNAL, page 24). It affects multiple dwellings when they have accommodations for three or more families and one- and two-family houses only when they are in developments of 10 or more units.

SCHENECTADY HOUSING AUTHORITY CELEBRATES SILVER ANNIVERSARY

"The projects . . . are living tributes to your affection for the people of your community . . ."

The above quotation is from just one of the many tributes received by the Schenectady Housing Authority, its commissioners—headed by Chairman William Dunn—and its staff, operating under Executive Director John MacGathan, on the occasion of the authority's 25th anniversary. The wellwishers included federal officials, the mayor and councilmen, New York State Housing Commissioner James Gaynor, former State Commissioner Herman Stichman, national and state legislators, businessmen, churchmen, and ordinary citizens.

The Schenectady authority was the first in New York State and one of the first in the nation when it was established on March 24, 1934. With its original undertaking, Schonowee Village – a 217-unit federally-aided project completed in 1938—precedents were few and the authority was forced to more or less blaze a public housing trail. In paving the way, the authority not only gained a reputation for building low-rent housing but, also, for operating it with what the JOURNAL has come to call a "housing-plus" philosophy: the Schenectady authority has constantly maintained a good working relationship with community agencies and its tenant families have benefited; it

has provided community rooms and golden-age club quarters, and, in general, it has attempted to help provide for the health, welfare, and recreation needs of project families.

Today, in addition to Schonowee Village, the Schenectady authority operates three state-aided projects—Steinmetz Homes, Lincoln Heights, Yates Village—for an over-all total of 861 units under management; it has in the mill a plan for a low-rent project designed especially for the elderly; and it has been co-operating in a federally-aided Title I project in the city. The *Schenectady Union-Star* once said of the authority's record: "[while] not everyone has agreed with the concept of subsidized housing and slum clearance that has come to be the work of the Authority . . . in all of this the authority has worked conscientiously. It has made Schenectady something of a showplace for the type of program it administers and believes in."

TEMPEST BREWS OVER RENEWAL BIDDING RESULTS IN BROOKLINE

Controversy is raging over the decision of the Brookline redevelopment agency to turn over the rebuilding job on the community's only Title I project—a 13-acre job known as The Farm—to a team made up of Dalmark Construction Company and Gilbane Company. The Dalmark-Gilbane proposal, executed by Architect John Hans Graham, was selected out of a field of nine bidders in whose ranks were represented some of the most glittering names in redevelopment and architecture.

It is primarily because so many big-name redevelopers (e.g., James Scheuer, the late Herbert Greenwald, Fuller-Rappaport) came forward with so much (e.g., plans by Gropius, Koch, Stubbins, Gruen, van der Rohe) that the dispute over the redevelopment agency's decision arose. In voting 3-2 in favor of Dalmark-Gilbane on April 28, the redevelopment agency overrode priority rating given other bidders by advisory groups that had been called in—a committee headed by Harvard's Jose Luis Sert, which was to determine which plans were the best architecturally, and the Merchants National Bank, which was to decide which bid was the soundest financially.

Though many factors have entered in since, the argument, in the beginning, essentially was one be-

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Conducted by
INDUSTRIAL MARKETING

The October 1958 issue of the JOURNAL—the special "for the elderly" issue—was early this month announced as a winner in Industrial Marketing's 21st annual editorial competition. The competition drew more than 550 entries from among the nation's leading trade publications.

Publications were entered in the competition in one of three classes: (1) industrial; (2) merchandising; (3) institutional and/or professional. Within each of these categories, awards were made for the best series of articles, best single article, best single issue, best graphic presentation, and best original research. The October 1958 JOURNAL was submitted for the best-single-issue contest within the institutional and/or professional class and came off with the certificate reproduced above.

The JOURNAL's Pacific Southwest regional reporter, Dolores Ramey of the Richmond housing authority, and Jack Schonborn of the San Francisco Public Housing Administration office were asked to represent NAHRO at the presentations, June 8 in San Francisco, in connection with the annual conference of the National Industrial Advertisers Association.

tween those who leaned toward the idea of architecturally distinguished redevelopment and those who preferred to think in terms of what would be best for Brookline along traditional lines. There were many who felt as did *Architectural Forum* that the vote represented "Brookline's lost opportunity." On the other hand, the commissioners who voted out the big names apparently were convinced the Dalmark-Gilbane rebuilding—while it might not win national attention as an architectural showpiece—would blend well with the existing community pattern and with new public housing that is to rise near the redevelopment area. More specifically, the majority bloc of commissioners felt that if, as in the plans of the rejected redevelopers, "buildings [were allowed] to go up like skyscrapers . . . the character of the town [would be changed] completely." Said one commissioner: "The skyscraper concept is peculiar to New York and they can have it."

Further, the majority group felt that Dalmark-Gilbane offers the community the most financially and socially.

Financially, what Dalmark-Gilbane offers is this: (1) $850,000 for the land—the largest offer received (next highest bid: $550,000); (2) an estimated annual tax return to the community of $380,000 . . . substantially more than the community had hoped for.

On the "social" side, the commissioners felt they had a case, too. Dr. Daniel Gevinson, principal in Dalmark Construction Company, is known for pioneering in interracial housing in Philadelphia (see November 1952 JOURNAL, page 408) and for efforts to produce private housing for families of modest income; it was the feeling of the commissioners that he was offering some extra "human values" for Brookline, too. Among such "extras," according to the majority report: (1) more than the amount of new relocation housing that was required in the bidding rules; (2) housing in unit sizes that specifically would fit the relocation requirement; (3) housing at prices geared to young married couples and single persons; (4) a host of community facilities, including a swimming pool, meeting rooms, ice-skating rink, etc.—facilities that, the commissioners said, would help solve "one of Brookline's pressing problems—revitalization of the village."

The Dalmark-Gilbane proposal has yet to be approved by the federal government before final contracts can be signed. In the meantime, the storm rages on locally: There have been attempts to link Dr. Gevinson with the old Section 608 "windfall" scandals. There have been charges of improper practices on the part of Dalmark in connection with earlier undertakings. There have been efforts on the part of such groups as the league of women voters and the taxpayers association to get the redevelopment agency to change its vote . . . something that remains a possibility until after the final contract signing, which may not take place for another six months.

Meanwhile, the majority bloc of commissioners has remained firm on its commitment to Dalmark-Gilbane. In effect, they're attitude is this: if the federal government passes on Dalmark-Gilbane, then Dalmark-Gilbane is okey for Brookline.

NEW RELOCATION BUREAU IS SET UP BY CHICAGO COUNCIL

The Chicago city council on May 27 approved the establishment of a new "Tenants Relocation Bureau" as an agency of the executive department. The agency will (1) take over functions of the old tenants relocation service—it had existed under executive order since 1948; (2) handle relocation for the community conservation board; and (3) in general, relocate persons displaced by public works. Not affected: relocation jobs performed by the local housing and redevelopment authorities.

At the time of this writing, Mayor Richard Daley was expected momentarily to name D. E. Mackelmann as director of the new bureau. Mr. Mackelmann had served as head of the old relocation service since the time of its inception and his appointment to the new bureau was considered a mere formality. Mr. Mackelmann will continue to serve in other posts he holds, including: consultant to the city planning department; executive secretary of the Neighborhood Redevelopment Commission; and, by order of the mayor, special assistant to the Community Conservation Board in connection with the Hyde Park-Kenwood conservation program (see January JOURNAL, page 23).

INTERIM HOUSING—

(Continued from page 202)

such families and to give them suitable assistance . . . even to finding employment for the wage earner and to calling in other agencies to "lend a hand." In every instance where improvement has taken place, the family's integration into the neighborhood has been the crux of the cure.

More Such Units?

As an experiment in destruction-proof construction, these two units almost certainly will pay off in long-term, low maintenance costs. As a precaution against depredations by tenants, the special construction was not necessary under the circumstances here cited. Adequate dwellings of standard materials would have sufficed and could have been built at lower cost.

At present there is little likelihood that the city will be willing to make the slightly greater initial investment required to repeat this special construction, even though, in the long run, the extra cost might be more than offset in maintenance savings. At the moment, the authority is advocating the building of several small projects (of standard construction) containing row houses, some of which may be used for family rehabilitation cases.

Another partial answer to procuring accommodation suitable for this purpose is to be put to the test shortly in Toronto. The housing authority may be permitted to experiment in the renovation of a few older but still sound houses. This is a field that bears closer examination. New legislation and methods of financing may be required, since the emphasis in public housing to date has been on slum clearance in a big way. More and more, however, are we realizing that overcoming the cancerous blight of municipal decay, with its accompanying human squalor and misery, requires, in addition to the surgeon's knife, other methods of therapy . . . and vigorous prophylactic treatment.

The Housing Authority of Toronto, aware of its responsibility for helping families to help themselves, is convinced that the "Interim Housing" described above is an important factor in such "Human Rehabilitation."

State News

RENEWAL, REDEVELOPMENT AGAIN POPULAR IN STATE LEGISLATURES

While there have been one or two exceptions, urban renewal and redevelopment, for the most part, have gotten the kid-glove treatment from state lawmakers across the country:

1—As was reported in the April JOURNAL (page 134), two states—*New Mexico* and *Montana*—were added to the ranks of those with enabling legislation early this year. To the list there has since been added *Oklahoma*.

2—Many states have made changes for the better in existing laws.

Details on urban renewal actions in the legislatures not reported in the April JOURNAL follow.

Oklahoma — new enabling legislation permits participation in the federally-aided renewal program by incorporated communities having over 100,000 population. The law repeals a 1955 law that had been ruled inoperative.

New Hampshire—redevelopment law has been amended to authorize rehabilitation work in redevelopment project areas and to permit relocation payments for moving expenses and loss of property for which no payments are otherwise made. Also enacted: a measure permitting Title I activities in disaster areas.

Washington—a new law authorizes cities and towns to enact ordinances for the repair, closing, and demolition of dwellings unfit for human habitation. The law sets up minimum housing standards.

Connecticut—a formula for payment of costs of relocating or removing public facilities from streets or rights of way in redevelopment project areas has been set up: the redevelopment agency pays half the cost; the utility company involved, the balance.

Nevada—measure prohibiting a redevelopment agency from turning over property for the construction of low-rent public housing was enacted.

Maine—a bill to permit formation of municipal urban renewal authorities to deal with blighted areas has been approved by the legislature (earlier law applies only to Portland and Bangor).

Florida—despite strong support from the governor and big-city lawmakers, general renewal enabling legislation was squashed in the legislature. Tampa, however, got a break in that the legislature approved the right of the electorate to determine whether their city needs the renewal treatment.

BROAD ANTI-BIAS LAWS OKEYED BY THREE STATE LEGISLATURES

Other states got there "firstest" . . . but Colorado, Massachusetts, and Connecticut have got there with the "mostest" in the anti-bias field. The three states this year enacted laws covering virtually all kinds of housing.

It was back in 1955 that New York State pioneered with legislation designed to prohibit discrimination in all housing that enjoyed public support, including private housing financed with Federal Housing Administration and Veterans Administration assistance (see June 1955 JOURNAL, page 193). Others followed: New Jersey, Massachusetts, Connecticut, Oregon, Washington.

But the 1959 lawmaking season marked the first time that any state enacted anti-bias legislation affecting out-and-out private housing . . . and then there were three: Colorado, Massachusetts, and Connecticut became the No. 1, the No. 2, and the No. 3 state in the nation, respectively. Meanwhile, action in the legislatures indicates there may be more names added to the list before the year comes to an end. Details follow.

Colorado. On April 10, Governor Stephen McNichols put his signature to Colorado's pioneering anti-bias legislation. The action represented a big jump for the state—from no fair housing practices laws to a law that affects all housing transactions in the state, except those involving owner-occupied units. The new law, which went into effect May 1, covers activities of realtors, lending institutions, and advertising media.

Colorado's anti-bias law had no easy time of it in the legislature: all the way, it bucked strong opposition, largely from the real estate lobby. However, with a teamwork that was described as "terrific," the Colorado Committee to Oppose Discrimination and church, civic, and labor groups throughout the state managed to round up support strong enough to help push the measure over the top. In the end, the Colorado senate approved the bill by a 24-11 vote and the house, by a 62-1 vote.

Enforcement of the new law will be handled by the existing Colorado Anti-Discrimination Commission, an official state agency that was set up in connection with fair employment practices laws.

Massachusetts. Just 12 days after the Colorado measure was signed into law, Massachusetts Governor Foster Furculo put his name to a bill along the lines of New York City's anti-bias ordinance (see January 1958 JOURNAL, page 24). The Massachusetts law—it broadens existing legislation covering FHA- and VA-backed housing—affects all multiple dwellings (three or more units) and housing developments of ten or more homes.

Unlike the Colorado measure, the Massachusetts bill went sailing through the legislature. At a hearing held in March, not one person testified against the bill and so many supporters turned up that the session had to be moved into a large auditorium. Both houses of the legislature gave the bill unanimous approval.

Connecticut. The Connecticut legislature in late April approved a measure amending an existing "Public Accommodations Act" to ban discrimination in the sale or rental of all housing by anyone who owns or otherwise controls such transactions for five or more accommodations. The law, which goes into effect October 1, will be administered by the state Civil Rights Commission.

Others. Anti-bias legislation that may or may not make it, includes the following.

More or less all-inclusive—proposals pending in Rhode Island, Pennsylvania, Oregon, Michigan, Ohio.

Affecting only publicly-assisted accommodations—proposal pending

in California; Kansas legislature has authorized a study on the advisability of such legislation.

NEW YORK LEGISLATURE BACKS ROCKEFELLER HOUSING PROGRAM

The New York State legislature gave Governor Nelson Rockefeller's housing program what added up to a resounding victory. Out of the more than 350 measures pertaining to housing and redevelopment that came before the legislature, some 40 were adopted and gave Governor Rockefeller just about what he asked for in the way of help on middle-income housing . . . urban renewal . . . rent control. Details on the more significant of the measures enacted are presented below.

Middle-income housing. Considered one of the governor's biggest victories was enactment of proposals that came out of a special middle-income housing study group he set up in January (see February JOURNAL, page 41). Authorized by the legislature was the establishment of a new quasi-public corporation, purpose of which is to make mortgage loans to limited-profit companies and cooperatives undertaking construction of middle-income housing.

New setup is expected to have some big advantages over the old program of state loans to limited-profit housing corporations (see June 1955 JOURNAL, page 193):

1—More available money for financing. Plan is to stretch out state money for middle-income housing loans by bringing private lenders into the act—banks and insurance companies are being asked to come up with two-thirds of a total capitalization of 300 million dollars and the state will provide the other 100 million dollars for the corporation through a sale of middle-income housing bonds authorized by voters last fall (see November 1958 JOURNAL, page 375). While lenders are being asked to be satisfied with less return (4½ per cent) than they would get on the conventional mortgage market, the state will save them money by servicing the mortgages.

2—Pocketbook incentives to lure more builders into a field into which they were seldom attracted under the old limited-profit setup. Under the new plan, developers can sell their projects to take a capital gain after only 15 years, instead of having to wait 35 years, and will then escape repayment of the annual tax abatements that are a special inducement of the program (equal to increased value of the property). For the developer who stays out the 35-year period, back taxes fall due in a lump sum at the end of that time.

Other changes in middle-income housing laws include: (1) extension from January 1, 1960 to January 1, 1963 of the deadline before which middle-income projects must be constructed to be eligible for tax exemptions; (2) addition of colleges, universities, educational institutions, hospitals, and medical research institutes to the list of groups that may organize limited-profit housing corporations.

Urban renewal. Already on the move is a new program of state aid for urban renewal projects—an idea that was born but not implemented during the Harriman administration. Sale of bonds for a state renewal operation was approved by voters last fall (see November 1958 JOURNAL, page 375) and the governor urged the legislature to approve a measure that would permit the use of this authority. As enacted, the program provides for 25 million dollars in state money for loans of up to 50 per cent of the local share in federally-aided renewal projects; it also extends annual subsidies over 25 years to cover interest and amortization. Fifteen communities already have got state approval of such help for a total of 16 projects (two in New York City).

Here's what other urban renewal-slanted measures enacted do: (1) permit a community to acquire and repair real property for the purpose of carrying out a demonstration project; (2) extend to 1961 permission for New York City to acquire land for relocation thereon of dwellings from sites of projected public improvements and, in connection with such activities, permit acquisition and rehabilitation of deteriorated buildings; (3) amend various housing standards provided in the state multiple-dwellings law and require that, if a corporation is owner or lessee of a multiple dwelling, the names and addresses of the corporation's officers be on file. Vetoed by the governor was a measure that would have permitted clearance and redevelopment of blighted vacant, or predominantly vacant land. Also failing to get through was a legislative package submitted by New York City in the hopes of getting some new state laws needed to sharpen up code enforcement operations (see April JOURNAL, page 130).

Low-rent housing. Measures enacted that affect state-and/or federally-aided low-rent projects will (1) permit the exclusion of a proportion of income of adults other than the primary wage earner of a family in determining eligibility for occupancy in state-aided projects; (2) extend until 1961 the period during which Korean War veterans or their widows are eligible for low-rent housing if their incomes do not exceed seven times the rental (an income of six times the rental is the limit for all other families, except those with four or more dependents); (3) extend for one year the time during which urban renewal site tenants, who would not normally be eligible, may be temporarily relocated in low-rent housing.

Rent control. Rent controls affecting some 1.8 million dwelling units in New York City and 300,000 in 13 counties outside the city have been extended until June 30, 1961. The measure also tightens restrictions applicable to hotels and rooming houses.

OHIO FINALLY MAKES IT ON TRY TO LIFT LOW-RENT INCOME LIMITS

In Ohio, where low-rent housing operations have been tied to a $2400-a-year top on income limits for eligibility, things are looking up. The legislature has approved an increase that brings income limits to $3000 for a couple, plus a $200 allowance for each of the first five children in a family.

The action on income limits represents a hard-won victory for public housing advocates in the state. The approved measure is substantially the same as those that have made repeated appearances in the legislature during past sessions, each time going down to defeat.

Meanwhile, the Ohio legislature has in the mill a resolution—it is reported to have a good chance of approval — that in the long run could result in housing help for families of moderate means. The resolution calls for a study, pur-

pose of which would be to ascertain the feasibility of Ohio's setting up a program similar to New York State's limited-profit housing program (see December 1955 JOURNAL, page 438).

OREGON TO TRY AGAIN TO GET MORE MONEY FOR VET HOUSING

The Oregon legislature has approved for submission to voters a proposed constitutional amendment that would, in effect, make available an additional 61 million dollars for an existing program of farm and home loans for veterans. A similar proposal went down to defeat in the November elections, when voters squashed all measures on the ballot that called for increases in bonding authority (see November 1958 JOURNAL, page 375).

Oregon law at present allows issuance of bonds for the vets housing program of up to 4 per cent of the assessed valuation of the state. Sought last year was an increase in this authority to 6 per cent. The 1959 measure is worded differently but has a similar upward effect on bonding authority: it calls for issuance of bonds totalling up to 3 per cent of true cash value of the state.

ALASKA REORGANIZES HOUSING AUTHORITY AS A STATE UNIT

As part of the legislative package designed to implement the transition from status of a territory to that of a state, the Alaska legislature approved the abolishment of the old Alaska Housing Authority and, in its stead, has created the Alaska State Housing Authority.

The new authority, which is to operate under the state department of commerce, will take over the corporate status, the rights, the duties, the powers, the functions, the assets, and the liabilities of the old authority. The new state authority will operate under three commissioners—they are to be appointed for overlapping three-year terms—instead of five commissioners as existed under the old setup.

"D-DAY" FOR WARTIME HOUSING IS POSTPONED IN CALIFORNIA

The California legislature in May approved a measure postponing until 1969 the deadline for disposition of war housing that has been relinquished to local control. The measure leaves it up to a community to determine when, before the deadline, it can do without the wartime units.

Court Decisions

Prepared by

MORRIS MILLER

Member of the law firm of Scott W. Lucas, Washington, D. C.

INSPECTIONS WITHOUT WARRANT OKEYED BY U.S. SUPREME COURT

Is a search warrant necessary to enter a citizen's home to investigate sanitary conditions?

That question has come up in state courts and in lower federal courts before but the matter was first brought before the United States Supreme Court in *Frank* v. *State of Maryland*—a case involving refusal of a citizen to admit to his home a sanitation official investigating rat infestation in the neighborhood (see January JOURNAL, page 28). By a 5-4 vote, the nation's top court on May 4 answered the question in the negative.

The majority opinion held that the safeguards of the Fourth Amendment against "unreasonable searches and seizures" do not apply to housing inspectors, since such inspectors are not seeking evidence for criminal prosecution. The case, according to the majority, is simply one where inspection without a warrant was an adjunct to a regulatory scheme for the general welfare of the community.

Further, the majority opinion pointed to the housing code as a virtually indispensable tool for communities today. Said the decision: "The need to maintain basic, minimal standards of housing, to prevent the spread of disease and of that pervasive breakdown in fiber of a people which is produced by slums and the absence of the barest essentials of civilized living conditions of its citizens all have combined to create problems of the enforcement of minimum standards of far greater magnitude than the writers of these ancient inspection laws ever dreamed. Time and experience have forcefully taught that the power to inspect dwelling places, either as a matter of systematic area-by-area search or, as here, to treat a specific problem, is of indispensable importance to the maintenance of community health – a power that could be greatly hobbled by the blanket requirement of the safeguards necessary for a search of evidence of criminal acts . . ."

The dissenting justices, however, felt that the majority decision "misreads history when it relates the Fourth Amendment primarily to searches for evidence to be used in criminal prosecution . . ." and, further, that "the decision . . . greatly dilutes the right of privacy which every homeowner had the right to believe was part of our American heritage . . ." It was pointed out that in the case in question, the owner was perfectly willing to let the inspector in if he got a search warrant; why none was obtained puzzled the judges.

While the majority decision liberates housing inspections from some of the restraints of the Fourth Amendment, there was in the decision no broad rule of unrestricted access. Valid grounds for suspicion of the existence of a nuisance must exist; the inspection must be made in the daytime; entry must not be forced.

Meanwhile, on June 8, the supreme court agreed to hear still another in the long line of housing code cases that have been going the rounds—the *Eaton* v. *Price* case, in which the Ohio supreme court had held constitutional a municipal ordinance authorizing city health inspectors to go into private homes at any reasonable hour (see August-September 1958 JOURNAL, page 282). It is reported that the decision of the United States Supreme Court to hear this case "was accompanied by the unusual spectacle of four justices expressing the opinion that the case should not be reviewed and stating that, in their view, the case is controlled by, and should be affirmed on, the authority of *Frank* v. *Maryland* [see above]."

SUPREME COURT REFUSES REVIEW OF FOUR "CHURCH" DECISIONS

The United States Supreme Court recently refused to review four cases involving churches: two of the cases had come up as a result of urban renewal operations and, the

other two, because of restrictive zoning ordinances.

1—On April 27, the supreme court denied certiorari in the case of *Gart* v. *Cole*, in which a federal court of appeals had held that the Administrative Procedure Act was not applicable in urban renewal projects (see April JOURNAL, page 137). The case involved New York City's Lincoln Square project and Catholic Fordham University's part in it (see page 204).

2—On May 4, the supreme court refused to review a decision of the Pennsylvania supreme court, in which members of a Roman Catholic Church had tried to stop condemnation of their church for slum clearance purposes. The state court held that the church members had no right to sue. (*St. Peter's Roman Catholic Parish* v. *Urban Redevelopment Authority of Pittsburgh*)

3—The supreme court on May 4 also refused to review a decision issued by Oregon's high court involving a church. The Oregon court's decision had affirmed a denial of Jehovah's Witnesses' application to erect a church in a neighborhood zoned as a single-family dwelling area, where special permits were needed for churches, schools, etc. The denial was on grounds that the church would cause congestion and annoy residents of the area. (*Milwaukie Company of Jehovah's Witnesses* v. *State*)

4—Similar to the above case is another that the supreme court refused to review on the same day—*Minney* v. *City of Azusa*, which had been heard by a California district court of appeals. Case involved a municipal ordinance excluding churches from areas zoned for single-family residences or for buildings owned and controlled by the municipality or the school district. The ordinance was attacked as violating the First and Fourteenth Amendments but was sustained by the California court.

SUPREME COURT WON'T REVIEW DECISION ON HENSLEE CASE

On January 14, the United States court of appeals for the fifth circuit had held that an indictment of Walter Henslee for failing, while he was executive director of the Galveston housing authority, to make certain reports to the Public Housing Administration was not uncertain or otherwise defective. On May 4, the United States Supreme Court refused to review the court of appeals' opinion. (*Henslee* v. *United States*)

TRIAL ORDERED ON NORFOLK "NO DAMAGE CLAUSE" CASE

While the construction of a public housing project was under way, the Norfolk Redevelopment and Housing Authority issued a stop order, which was rescinded about a month later. The construction company completed the project and then claimed damages, because of the work stoppage, in the sum of $37,382. The authority filed copies of the contract and filed a motion for summary judgment on the grounds that no cause of action existed in view of the following paragraph in the general conditions terms of the contract: "No payment or compensation of any kind shall be made to the contractor for damages because of hindrance or delay from any cause in the progress of the work, whether such hindrances or delays be avoidable or unavoidable."

The issue was this: does the quoted paragraph include stop orders issued by the contractee because "doubt had arisen over the sufficiency and efficiency of the underground heating system designed for the project under construction"? The company claimed this sort of stoppage was intended to be excluded by the parties from coverage by the quoted provision. The authority contended that the "no damage clause" exonerates it from damages resulting from the delay due to the stop order.

A lower court granted the motion for the summary judgment but, on May 4, the Virginia supreme court, in *Algernon Blair, Inc.* v. *Norfolk Redevelopment and Housing Authority*, reversed. Said the high state court: an ambiguity exists as to coverage under the clause; there is a fact genuinely in dispute; summary judgment is precluded; and the case has to go back for trial on its merits.

HOUSING AUTHORITY LISTENS TO FAST TALKER; PAYS IN THE END

What can happen when an aggressive manufacturer's representative and an eager local authority get involved in a construction job is illustrated by the case of *David Schrenell & Co., Inc.* v. *Housing Authority of the City of Atlantic City, et al.*, decided August 1, 1958, by the supreme court of New Jersey, appellate division.

The authority sued Schrenell for almost $69,000 and had recovered in the trial court, on the grounds that Schrenell had guaranteed satisfactory performance of the underground conduit for a project. In a lengthy opinion—reciting a long and ambiguous series of letters involving the contractor, the supplier, and the authority—the upper court reversed.

Schrenell, who had won the heating contract, had plans calling for the installation of the heating conduits on concrete slabs supported by piling. According to the opinion, another company had sold the authority on using a different technique, which would eliminate the concrete slab—a method that was used, with the result that many leaks occurred and considerable damage was sustained. The issue then turned on whether Schrenell's letter was a guarantee of performance of the system that was used: the appellate division said it wasn't.

The New Jersey supreme court denied review on October 21, 1958 and a petition for reconsideration of this denial was rejected on November 24, 1958.

COURT SAYS DANVILLE AUTHORITY MUST PAY FOR SEWER SERVICE

The cooperation agreement between the Danville, Kentucky, housing commission and the city had the usual provisions calling for free municipal services to the commission and for payments in lieu of taxes. This agreement also provided for furnishing "the public services and facilities which are at the date hereof being furnished without cost or charge to other dwellings and inhabitants in the City . . ."

At the time of the agreement, no one paid anything for use of sanitary sewers but about a year later the city's waterworks and sewer system were combined and, subsequently, a sewer service charge was made. The commission paid this charge until advised by the Public Housing Administration that it was not liable.

However, the commission, *is* liable, according to an October 1958 decision of the court of appeals of Kentucky in *The City of Danville Municipal Housing Commission* v. *The City of Danville, Kentucky*. "Our construction of the cooperation agreement is the same as that of the circuit court: that

only so long as the city does not charge others for them; therefore, the city had the right to impose the charges when it began to charge other persons," the court said.

FEDERAL COURT SAYS HHFA IS NOT SUABLE IN NEW HAVEN CASE

In a December 31, 1958 opinion in *Taft Hotel Corporation* v. *Housing and Home Finance Agency, et al.*, the United States court of appeals for the second circuit affirmed the judgment of a federal district court dismissing the case for lack of jurisdiction. The litigation, instituted in the district court for the district of Connecticut, sought to enjoin the administrator and HHFA from providing financial assistance to the New Haven redevelopment agency to carry out an urban redevelopment project. Also named as defendants were the local redevelopment agency and the city of New Haven. The plaintiff, owner of the Taft Hotel, which is located outside the project area, claimed that a hotel included in plans for the project site, would compete with plaintiff's hotel and cause him economic loss. The district court dismissed the action for lack of jurisdiction.

The United States court of appeals affirmed the dismissal of the action, holding that neither the administrator nor the HHFA as a suable entity were before the court. The appellate court also affirmed the ruling that the action could not lie in the federal court against the local defendants because the plaintiff lacked legal standing to bring the suit either as a taxpayer or competitor.

COURT SAYS LPA CANNOT HIRE FEDERALLY-BARRED CONTRACTOR

Low bidder on a Paterson housing authority project was a contractor who had been barred from contracting with the Department of Defense for violating an anti-gratuities clause. He was denied the job and the courts decided that the local housing authority had done right in turning him down. Story follows.

The General Services Administration has a regulation directing federal agencies to maintain a list of firms to whom contracts should not be awarded for certain reasons,

PUERTO RICO . . . in 1960

for the

25th Congress of the International Federation for Housing and Planning

Congress-linked Caribbean and South American tours

For the week of May 27-June 2, 1960, the first USA-based Congress of the International Federation for Housing and Planning has been called—with San Juan, Puerto Rico as the host city. NAHRO and the American Society of Planning Officials are working with the Federation to assure widespread American participation in the Congress. Representation from Latin American countries is assured through co-sponsorship of the meeting by the InterAmerican Planning Society.

For information on the program, see March JOURNAL, page 100; below are cost figures on three major "before or after" tours. For full details, send off the coupon below.

Included in the figures quoted below are air transportation, hotel accommodations, and sightseeing trips. Rates shown are based on using tourist class air wherever possible. Rates using first class air are available on request to the travel service.

TOUR A—SEVEN DAY SAN JUAN SPECIAL
From New York to Miami by air to San Juan on May 27; return on June 2; includes transportation and hotel but omits sightseeing. Approximate costs: New York to New York—$212 per person; Miami to Miami—$168 per person.

TOUR B—30 DAY SOUTH AMERICA AIR TOUR
A month-long trip, leaving New York or Miami by air on May 3 and taking in such principalities as Panama, Quito, Lima, Santiago, Buenos Aires, Sao Paulo, Rio de Janeiro . . . and the big and beautiful Brasilia, said to be the newest capital city in the world. Approximate costs: New York to New York—$1235 per person; Miami to Miami—$1190 per person.

TOUR C—CRUISES COMBINED WITH ASPO CONFERENCE
The American Society of Planning Officials is holding its annual conference in Miami Beach May 22 to May 26. At the end of the conference, ASPO members are being offered five tours to either South America, the West Indies, or the Caribbean area in general. NAHRO members attending the ASPO Conference may join any one of the five special tours, each one of which includes the 25th International Congress in San Juan. Prices do not include U.S. transportation tax applicable New York—Miami.

SEVEN DAY TOUR
To San Juan Congress and return. Approximate costs: New York, via Miami, to New York—$244 per person; Miami to Miami—$168 per person.

14 DAY TOUR
To San Juan, Port au Prince, Kingston, Ocho Rios, Montego Bay, and Havana. Approximate costs: New York, via Miami, to New York—$486 per person; Miami to Miami—$397 per person.

16 DAY TOUR
To San Juan, Trinidad, Caracas, Curacao, and Port au Prince. Approximate costs: New York, via Miami, to New York—$615 per person; Miami to Miami—$520 per person.

20 DAY TOUR
To San Juan, Rio de Janeiro, Brasilia, Sao Paulo, and Lima. Approximate costs: New York, via Miami, to New York—$992 per person; Miami to Miami—$945 per person.

26 DAY TOUR
To San Juan, Rio de Janeiro, Brasilia, Sao Paulo, Buenos Aires, Lima, and Panama. Approximate costs: New York, via Miami, to New York—$1220 per person; Miami to Miami—$1140 per person.

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I am interested in travel programs to the 25th International Congress as follows:

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International Travel Service, Inc. is the NAHRO official travel service.

among which is "debarment by some other executive agency." It was as a result of this directive that the contractor's name was on the Public Housing Administration's ineligible list.

The plaintiff in *Arthur Venneri Company* v. *Paterson Housing Authority* put in a bid that was $36,000 lower than a defendant who was awarded the job because the plaintiff was held to be ineligible. In a March 10 opinion, the supreme court of New Jersey held that the plaintiff was not entitled to an administrative hearing and that the PHA had authority to promulgate regulations relating to ineligibility of debarred firms.

TAKING ROOMER NOT VIOLATION OF MULTIPLE-DWELLING RULE

Back in 1922, a developer of an addition in Harris County (Houston, Texas) imposed certain restrictions, one of which was that "No apartment house or duplex will be permitted in the addition, the object of this provision being to prohibit multiple housing throughout the entire addition."

It developed that many of the owners of the residences in the addition rented a room or rooms for lodging, principally to students of Rice Institute. Suit was brought by several home owners against certain others who were renting the rooms, the contention being that the defendants were violating the restriction limiting the use of the property to a single-family residence. The lower court had sustained the plaintiffs' contention but the Texas supreme court, in its December 31, 1958 decision in the case of *Southampton Civic Club et al.* v. *Couch et al.*, reversed the lower court.

There was no doubt in the court's mind that if the question were whether the operation of a rooming or boarding house as a business would violate the restriction, it would be answered in the affirmative. But, according to the court, there is no authority for saying that the renting of a single room in a dwelling is violative of a single-family residence restriction. In other words, where the renting is incidental to the use of the premises as a family home, there is no violation of a single-family residence restriction. Said the court: "A family home in which a spare room is incidentally rented is nonetheless a single-family residence."

THE NAHRO PRESIDENT'S CORNER

JOHN SEARLES SAYS . . .

I suppose that every president of NAHRO dreams, during the rosy period of his inauguration, of some accomplishments that the Association may make during his term of office. My inauguration in San Francisco took place in a particularly poor environment in which to be an eager beaver, because of the tremendous charm of this lovely coastal city and the hospitality of our hosts. However, at one time or another during that pleasant week in October, there were three big ambitions for the Association that wandered across my consciousness and that I was sanguine enough to develop into kind of a mental platform, in the event that anybody were to ask me for one. Nobody did, which will make the accounting for my stewardship next October much easier.

Three-Plank Platform

The three planks in my unwritten platform were:

First, passage of an adequate housing bill, particularly since there was no legislation last year and because no major legislation has been enacted since 1954. I could hardly have a platform without this plank.

Second, reorganization of our Association, in order (a) to permit greater participation by its members in our activities; (b) to make possible greater service to our whole membership by our secretariat; and (c) to finance our Association in a sound manner without the series of deficits that have unfortunately been our lot in the immediate past.

Third, the inauguration of a public, private, or semi-public study commission to take a long, friendly, but disinterested look at the urban problems of blight, decay, traffic, people, and houses that we have been trying to solve by our emerging and enlarging concept of urban renewal. Currently, this concept includes programs related to housing, redevelopment, conservation, rehabilitation, planning . . . and a lot of other things, too.

It would be my hope that such a study would result in a report that would be both critical and constructive and that might include proposals for both new forms of federal assistance and the abandonment of old forms; recommendations for new local organizational structure and new activities for states; and ideas for many other approaches that we have not yet considered (if we *had* considered them, of course, we wouldn't have to have my proposed study commission). Perhaps after a study of two or three years, the commission would bundle together all of its recommendations in a single program of legislation and action on national, state, and local levels. Perhaps its work would correspond, in some way, with the great job Senator Taft's subcommittee on housing and urban redevelopment did in the middle 40's.

I am optimistic enough to think that the first two objectives in this dreamy platform may possibly be reached, through no fault of mine, but due to some marvelously effective work by various members of your Association during the last few months.

Hope for Plank Three

This week I even got a glimmer of hope that plank number three had a chance. We were asked to testify as an Association before the subcommittee on executive and legislative reorganization of the Committee on Government Operations of the House of Representatives. This subcommittee was holding hearings on several bills, some of them proposing the creation of a department of urban affairs and others, the creation of a commission on metropolitan problems. Similar hearings were held in 1955. I have absolutely no idea whether any of these bills have the slightest opportunity of passage in this current session of the Congress.

In the short time allowed to prepare my testimony, Dan Shear and I (John Lange being on vacation) checked the proposed legislation and came to the conclusion that support of practically all of the bills was in keeping with our program resolution adopted in San Francisco last October 15. At that time, our Association went on record, as it had in previous years, in favor of the establishment of a department of housing and community development of cabinet-rank level. With this guidance, we tried to prepare effective testimony. Basically, we felt, and so testified, that the proposals for the creation of a study commission were not inconsistent with proposals for a cabinet-level department. So, on the theory that you walk before you run, we recommended the establishment of a commission on metropolitan problems to investigate federal policies and programs relating to the needs and problems of metropolitan areas and we proposed that later, at an appropriate time following the report of the commission, there should be enacted (in accordance with what we presume would be the commission's recommendation) legislation creating a cabinet-level department of the federal government to administer existing housing and community development programs and to coordinate federal activities relating to metropolitan areas.

There are a number of different bills proposing such a commission and a number of different professional groups, such as the American Institute of Planners and the American Institute of Architects, that take the same position we do. So we feel that there may be a ray of hope that such a commission may be established. Congresswoman Granahan of Pennsylvania, for example, and Senator Clark of Pennsylvania have introduced identical proposals in the House and Senate, respectively. The bills would establish an 18-member commission to be appointed by the president of the Senate, the speaker of the House, and the President of the United States. This commission's findings would be submitted to the President and the Congress on or before February 1, 1961. The commission could hold hearings, take testimony, and otherwise elicit the kind of information that would be necessary to prepare a white paper on how to go about treating the diseases of mid-twentieth century urbanism.

On the other hand, Congressman Fascell of Florida, a most persuasive speaker on urban problems, proposed a commission of 15 members. Its duties would be to investigate the problems of municipalities in metropolitan expansion, with special reference to sound revenue policies, cooperative planning, and consolidated city-county government. The members of Mr. Fascell's commission would receive a $50 per diem and the commission would be authorized to appoint a $15,000 a year executive director. Appropriately, Mr. Fascell is from Dade County (Miami) and is a supporter of that area's exciting experiment with metropolitan government.

Congressman Ostertag has introduced a similar bill providing for a commission of 25 members. And Congressman Bentley has proposed a commission of 24 members.

There would seem to be little difficulty in consolidating these proposals into a single workable bill.

It is interesting that none of the *(Continued column three, page 220)*

THINGS ARE TOUGH ALL OVER . . . NAHRO DUES PAYMENTS GO ON SCHEDULE

Things are tough all over. Even soft old NAHRO is getting tough . . . on members who don't pay their dues.

It was on the basis of a 1958 directive from the NAHRO Board of Governors that the Association early this year initiated a tough (for NAHRO) plan for dealing with members who are not up to date with membership payments. The new, simplified plan is designed to eliminate the expense of (1) extensive and expensive followups; (2) giving service to members over a period without reimbursement to the Association. Members in the Middle Atlantic, New England, Southeastern, and Southwest regions already have got the treatment—those in other regions will get some of the same as the billing dates for their respective regions are reached. The membership billing dates, around which the system pivots, go like this (in each case due date is the first day of the month indicated).

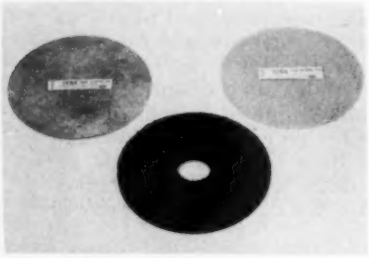
Middle Atlantic	March	Southwest	June
New England	April	North Central	July
Southeastern	May	Pacific Southwest	August
		Pacific Northwest	September

Here's the way the plan works: (1) during the month before the due date, a member receives a postcard announcing that he soon will get a bill for his NAHRO dues; (2) the bill comes about a week or two later, with the warning that this is the only one he'll get; (3) if the dues are not paid, the member's next issue of the JOURNAL includes a red and white flyer announcing that this is the last issue he'll get unless the money comes in; (4) the membership is cancelled.

At this point the NAHRO regional councils step into the picture: each is committed this year to following up on cancellations within its area and to bringing back into the fold those who are out for dues delinquency. So a member who has forgotten to pay up may expect to hear from his regional council. Because of the way the system works, it is entirely possible that a member's check and a NAHRO "please pay" notice may cross each other in the mails. Under such circumstances, it's safe to say that members can usually breathe easy and know that they are going right back on the mailing list without any complications. A postal card inquiry will get a prompt response, just in case there's any uneasiness about a check's having got lost. But crossing-in-the-mail coincidences are routine in most billing systems; in NAHRO they may be more frequent because of the impossibility of having regional records kept up-to-the-minute on payments coming into Chicago. . . . The trick, of course, for avoiding complications: pay that one and only bill that NAHRO will be sending from now on before the end of the billing month!

New Maintenance Products

JOH-01—FLOOR CARE SYSTEM



From stripping floor wax to the lightest polishing job – the *3M Floor Maintenance System* handles floor chores (1) faster, more efficiently than older methods; (2) eliminates former cleaning problems; (3) saves money. In short, here's a system—it consists of pads designed for use with regular floor polishing and scrubbing machines – that's hailed as the first new approach to floor maintenance in 35 years. At the source of the hubbub is nylon web—a flexible, non-metallic, open weave material. It's used in the pads and gives them washable, reusable features. Pads are made of different grades of nylon web and, hence, perform different jobs when assembled with a special "driving" pad.

The system employs four pads (three illustrated above): (1) A wax stripper, also adapted to heavy scrubbing of de-waxed resilient tile, linoleum, terrazzo, marble, ceramic, cork, wood. Usable on both sides, the pad holds water on its underside without becoming waterlogged or producing "scrub mud." Next (2) is an intermediate "aggressive" pad designed to remove dirt without stripping wax. It's also usable on both sides. (3) A third pad, for polishing, works to clean lightly marred floors and to buff newly laid wax; it also has a two-sided cleaning life. Finally, (4) there is a molded rubber driving pad: it holds cleaning pads firmly in position, flush with the floor, to prevent their "walking out" from under the machine.

Results claimed for the "team" approach: wax stripping time cut by one third; savings of some 50 per cent in cleaning time and labor; greater efficiency over work formerly done by brush and steel wool; reduced use of strong soaps and cleaners on especially dirty areas. In the process, the system also eliminates splashing, rust, and after-buffing sweepdown.

For more information, write the Minnesota Mining and Manufacturing Company, 900 Bush Avenue, St. Paul 6, Minnesota.

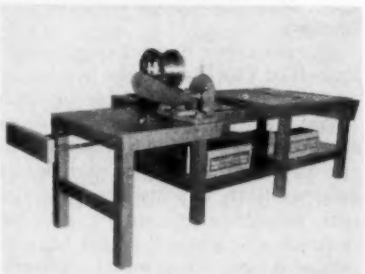
JOH-02—TILE-LIKE PLASTIC FINISH

"Believe it or not"—here's a plastic paint that's claimed to provide a surface coating some 20 times the thickness of the average two-coat paint film. Called *Glid-Tile*, it also puts up a really tough front against abuse: a sub-surface of concrete will break upon heavy impact before the plastic coating can be destroyed, notes the manufacturer.

A polyester resin finish, *Glid-Tile* is billed as the low-cost answer to high-price tile surface requirements. Applied like paint, it's said to impart a smooth, tile-like finish on concrete block, wallboard, plaster, wood, metal. After curing, *Glid-Tile* becomes extremely hard and non-porous and thus stands up to the strongest of soaps, detergents without ill effects . . . and resists effects of corrosive agents, acids, solvents, alkalies. Available in eggshell white, the finish can be tinted in many pastel colors using tints developed by the manufacturer. In addition, webbing and spatter effects can be achieved with *Glid-Tile* to simulate the appearance of expensive ceramic, glazed, and structural tile.

For more information, write The Glidden Company, 11001 Madison Avenue, Cleveland 2, Ohio.

JOH-03—SCREEN MAKING UNIT



Some 4000 aluminum window screens per month: that's the one-man output possible with a money-saving, screen-making outfit called the *Spartan Screen Table Unit*.

Designed for fabrication of aluminum screens for any metal or wood window, the unit is made for one-man operation and a long working life. Construction details include a 4- by 8-foot wood table of sturdy design; table top sliding metal jigs that adjust quickly and lock to provide a rigid inside and outside frame brace for wiring any size screen. A swinging chop saw is also provided, which locks in position for making 45- and 90-degree cuts via a special fine-cut blade—thus assuring smooth fitting frame corners. The table also has a built-in, 72-inch calibrated rule that adjusts to permit one-step measuring and cutting of screening. Permanent metal square corner guide bars and a convenient screen wire "well" round out features of the *Spartan Screen Table Unit*. Price: $350, which includes delivery, installation, and instruction in screen craftsmanship.

For more information, write the Clark Wire & Supply Corporation, 13131 Alameda Road, Houston 21, Texas.

JOH-04—PLASTIC STEEL

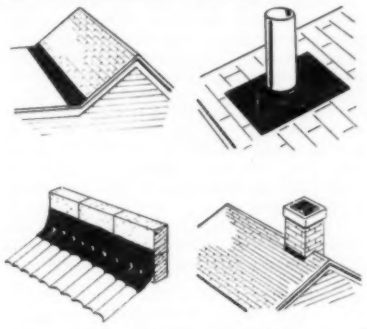
A product of 80 per cent steel and 20 per cent plastic, *Plastic Steel* is something of a miracle worker in maintenance operations. Available as a putty, or semi-viscous product, and used with a hardening agent, the material works as easy as modeling clay and hardens to a tough, metallic state. Upshot: a repair and bonding agent bar none, says the manufacturer. Also, a material suitable for making jigs, rebuilding tools, machinery—all without heat or pressure.

Plastic Steel's specific repair applications: it bonds steel, iron, aluminum, brass, bronze, lead, porcelain, glass, wood, concrete . . . to themselves or each other. It's said to be ideal for plumbing, heating, boiler system repairs under pressure; for repairing oil burners, toilet bowls and closets, porcelain or cast iron sinks; for anchoring bolts in concrete. In its hardened state—*Plastic Steel* normally hardens in two hours, or in five minutes under heat—it can be sawed, tapped, drilled, treaded, ground, using conventional tools.

For more information, write Devcon Corporation, Danvers, Massachusetts.

New Construction Products

JOH-05—FLEXIBLE FLASHING



For conventional, or tricky, roof flashing jobs—where corrugated roofing is involved or where odd angles, valleys, expansion joints, or other irregular surfaces have to be covered—*Saraloy 400* is the answer. *Saraloy* makes a snap of the flashing job because it's (1) flexible, thus easily adapts to any shape or contour; (2) it "gives" with temperature changes or building movements, thus preventing breakage of joints or loss of bonding; (3) it's made for quick, on-site fabrication. Simply cut to the size required with knife or heavy-duty scissors and the flashing is ready for application with an adhesive.

A thermoplastic material, *Saraloy 400* delivers additional working features: it resists wear, holds up under abrasions and tearing and won't wrinkle, crack, peel, or check. It's also self-sealing and watertight, notes the firm—so much so that the material is said to form a watertight seal around a nail driven through it. *Saraloy* is also said to be resistant to fire and the corrosive action of atmospheric acids, alkali, solvent fumes—often the cause of metal flashing failures. The flashing is available in black sheets 36 inches wide, in rolls containing 100 square feet. No special training is required in its application; once installed, flashings can be painted with ordinary exterior paints.

For more information, write The Dow Chemical Company, Midland, Michigan.

JOH-06—PLASTIC HANDRAIL COVER

Gray, black, red, or gold—take your pick in trying out a new idea for covering handrailing. Made of plastic, *Colorail* is designed for fast, low-cost installation; adaptability to a variety of handrail needs; easy maintenance. In effect, application of *Colorail* amounts to on-site fabrication.

An extruded plastic coil, *Colorail* is easy to apply, says the manufacturer. The immediate piece being installed is heated with a hot air blower, propane torch, or with a special heating unit available from the firm. When soft and pliable as rubber, the plastic is fitted over the railing and "hand molded" to a snug fit over runs and curves and down to a 3-inch radius. Splices, mitres, end caps are produced by "welding": a hot putty knife or paint scraper is placed between two ends of plastic; when melting occurs, the tool is slipped out and the ends are pressed together until cooling causes a firm bond. Welds are cleaned while the plastic is still warm, using a sharp knife.

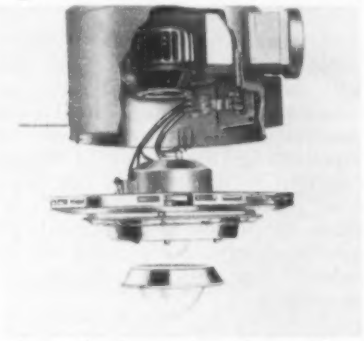
Colorail is corrosion-resistant, non-inflammable; is said to have a pleasant surface in appearance and to the touch; and features built-in permanent colors. The material comes in coils of 100 feet or in specified lengths and is made to accommodate various railing sizes and shapes, including maximum railing widths of 2 inches and thicknesses of ½ inch.

For more information, write Julius Blum & Company, Inc., Carlstadt, New Jersey.

JOH-07—HEAT-LITE-EXHAUST UNIT

Here's something akin to a "Rube Goldberg" creation: the *Heetaire-Lite-Exhaust*. In one operation, the all-in-one ceiling fixture heats, lights, and "exhausts" bathrooms and kitchens, says the manufacturer. And, it might be added, the unit should prove a big help in reducing problems of condensation in dwelling units. Also—in housing for the elderly—the fixture should be a handy way to provide the extra heating unit often required in bathrooms.

The *Heetaire-Lite-Exhaust* produces infra-red radiant heat via a sheathed heating element. Both the sheath and heating element are suspended for safety and long-life. The lighting component has a snap-on glass shade to permit easy relamping. As to the unit's exhaust feature



—it works in conjunction with a 4-inch duct mounted on the housing. An enclosed, two-speed motor, with a single impeller wheel, draws vapors and odors through the unit and duct to the outside via a horizontal or vertical vent system.

Other features include push-button, wall-mounted controls; adjustable mounting brackets and strap; fuse; and a housing designed to fit between standard 16-inch joist centers without extra framing. Approved by Underwriters Laboratories, fixtures can be used with wall thermostats for automatic control. Units are available in two models: 1000 and 1500 watts, 120 or 240 volts, and 50/60 AC.

For more information, write Markel Electric Products, Inc., 291 Delaware Avenue, Buffalo.

Check and Mail . . .

the traditional feature in past "New Products" pages of the *Journal of Housing* has been eliminated. Note that all products listed in this issue carry the manufacturer's name and address. Reason for the change is to provide better service to *Journal* readers by reducing the time lag between the reader's mailing of inquiries and their receipt of information and literature. Thus, inquiries should henceforth be directed to the manufacturer concerned.

However, in writing manufacturers, don't forget to note that the product appeared in the *Journal of Housing*, 1313 East 60th Street, Chicago 37, Illinois. And if sales result, please do "plug" for an ad in "JOH." The *Journal* appreciates and needs your cooperation in selling advertising space in your magazine.

PRIME AND PERTINENT

Prepared by Marion Massen

MUCH HAS BEEN WRITTEN, in magazine articles and guidebooks, about Chicago's Hyde Park-Kenwood Community Conference as a pioneer in neighborhood urban renewal. The block method used by the conference for involving citizen participation has been especially held up as a model for other neighborhoods to follow when they want to turn decline into determination for improvement. Now the clinical history of the birth-pains and the tribulations and successes of this neighborhood group are recorded in *A Neighborhood Finds Itself*, written by Julia Abrahamson, who was director of the conference for the greater part of its present nine-year existence.

Mrs. Abrahamson makes it clear that Hyde Park-Kenwood is not to be taken for an exactly typical urban neighborhood, since it is tied into a large and important university interest. But the problems of educating individual residents—and the University of Chicago—to their stake in assimilating neighbors of various backgrounds, and getting them to work together for the rescue of housing and community environment, are common to other cities. For this reason, alone, this book because it is most thorough in its clarification, becomes top-required reading for all kinds of people working with the mechanics of reinvigorating urban neighborhoods: community organizers; city planners; public officials at federal, state, and local levels; plain citizens who want to know how to participate.

It has an added importance as a record of ordinary citizen participation analyzed in relation to the "power interests" represented by institutional and business influences in Hyde Park-Kenwood operating through their own "citizen" organization, the Southeast Chicago Commission. (According to Mrs. Abrahamson, both groups were necessary for the time and, through mutual education and shared experiences, strengthened the renewal attack.) As the title suggests, the book also brings out the role of citizen action in neighborhood renewal as a means of realization that "government" is not a faceless abstract but an entity that can be worked with "in the flesh."

There is a straightforward appraisal of the Hyde Park-Kenwood community today (though the "project" is in execution, the end result is still to be seen) and the honest conclusion that "no conservation program can succeed unless the community and the city work as a team"; further, that "the creation of a better urban environment is terribly expensive," demanding "a great deal of outside help . . . in public funds and private investment." There is useful appendix material, too, on how to go about the first and the successive steps in neighborhood organization for renewal. And the style of the book, naming and describing personalities and giving a play-by-play account, makes for easy vacation reading.

NEW FROM NAHRO

MAINTENANCE MEN LOOK AT HOUSING DESIGN: A Guidebook Based on 20 Years of Operating Experience. Third Revised Edition. Prepared by Technical and Maintenance Section of NAHRO. 1959. 40 pp. Free distribution to Technical and Maintenance Information Service subscribers; $1.50 to agency members of NAHRO and T&M Section members; $2.50 to others. National Association of Housing and Redevelopment Officials, 1313 East 60th Street, Chicago 37, Illinois.

From this wisdom gained by public housing authorities about design that best does the job without running up maintenance costs, housing operators both public and private who are now building or making alterations can gain valuable ounces of prevention. Contents include general recommendations as well as specific advice on site development; structural details; heating; piping and plumbing; electrical systems; painting; refuse disposal; elevator choice and installation.

NEW FOR RIS SUBSCRIBERS

Special mailings to full-rate subscribers to NAHRO's Renewal Information Service during the past two months. Copies may be available to others directly from originating source.

NEW HAVEN CITIZENS ACTION COMMISSION ANNUAL REPORT 1958. No date. 46 pp. illustrated. New Haven Citizens Action Commission, 177 Church Street, New Haven 10, Connecticut.

Record to date of one of the more exciting citizen participation efforts in urban redevelopment, which began five years back.

HOME MAINTENANCE DOES NOT INCREASE YOUR TAXES. Neighborhood Conservation Bulletin. Undated. 4 pp. City of Cambridge, Massachusetts.

Intended to encourage rehabilitation, lists more than 25 kinds of maintenance-type improvements that can be made on a house without raising local assessors' valuation (by agreement with them).

"A PROMISE TO THE PEOPLE"—URBAN RENEWAL, by Flora Y. Hatcher. Reprint from *World Outlook* for February 1959. 3 pp. Board of Missions of the Methodist Church, 150 Fifth Avenue, New York 11, New York.

Simple explanation of provisions of the Housing Act of 1954 and suggestions for the way the church can participate.

A REPORT OF RENEWAL ACTIVITY IN THE MT. BOWDOIN-CODMAN AREA OF DORCHESTER, by Thomas E. McCormick and William Arthur Reilly. 1959. 6 pp., dittoed. City of Boston Administrative Services Department, Administrative Division.

Report on nine months' official and citizen activity in the Dorchester section of Boston, selected as a pilot "improvement area."

THE HOPE FOR HOUSING, by Senator Joseph S. Clark. Article in April 1959 issue of *The Progressive*, reprinted in *The Congressional Record*, and reprinted therefrom. 2 pp. Office of Senator Clark. Senate Office Building, Washington, D. C.

Senator Clark's plea for a broad attack on slums and housing to light the future of the central city, as he sees need in 1959 legislation and action.

LITTLE ROCK IS MOLDING ITS FUTURE! in *Metropolitan Little Rock Today*, publication of Hotel Greeters of America, Little Rock. April 1959. Apply to Knox Banner, Executive Director, Housing Authority of the City of Little Rock, 121 Second Street, Little Rock, Arkansas.

Center spread of magazine distributed to visitors to Little Rock describes the new Urban Progress Association, Inc. of Little Rock (see page 204); also includes other material on planning and redevelopment in the city.

NEW YORK CITY TITLE I PROGRESS: Quarterly Report on Slum Clearance Projects under Title I of the Housing Act of 1949 as Amended. Committee on Slum Clearance. April 1959. 25 pp., illustrated. Committee on Slum Clearance, City of New York, Randall's Island, New York 35, New York.

First of series of quarterly reports showing status of accomplishment on Title I slum clearance projects in New York City that are in active stage.

URBAN RENEWAL

A NEIGHBORHOOD FINDS ITSELF, by Julia Abrahamson. 1959. 370 pp. $5. Harper & Brothers, 49 East 33d Street, New York 16, New York.

See introduction.

GENERAL

THE STATUS SEEKERS: An Exploration of Class Behavior in America and the Hidden Barriers that Affect You, Your

Community, Your Future, by Vance Packard. 1959. 376 pp. $4.50. David McKay Company, Inc., 55 Fifth Avenue, New York, New York.

This analysis of U.S. society today—which Mr. Packard concludes has six "classes"—raises many a question for housers and planners. Among them: if class lines are growing more rigid, and housing, and the part of town we live in continue to mount in importance as status symbols, how can mixing economic groups in redevelopment be made successful? Are "one-layer" tract housing developments a danger for the young growing up in them, because of lack of experience with and appreciation of people "outside?" Is it possible to capitalize on status seeking to encourage families living in public housing who are able to move on to private housing, at the same time giving a sense of dignity to people living in public housing who can never expect to get beyond it?

HUMAN RELATIONS

TRUMBULL PARK, by Frank London Brown. 1959. 432 pp. $3.95. Henry Regnery Company, 64 East Jackson Boulevard, Chicago, Illinois.

What it was like to be one of the first Negro families to move into Trumbull Park Homes, Chicago's previously all-white public housing project that in 1953 became scene and symbol of racial strife for more than five years. Cast as a novel, written in low key (and, therefore, probably the more effective), the book seems nevertheless fairly documentary. It gives a real sense of the grim, saddening, and almost maddening experience for the families who were at the center of the situation.

THE CHURCH'S STAKE IN URBAN RENEWAL. City Church Study Kit Number 1. No date. 60 cents. Office of Publication and Distribution, National Council of the Churches of Christ in the U.S.A., 120 East 23d Street, New York 10, New York.

Five items, including the title piece; background reading list; a study unit outlining scope of the urban renewal problem for churches; and the role of the church in urban renewal as analyzed by the Cincinnati Better Housing League (see page 192).

CHILDREN AND YOUTH IN AN URBAN ENVIRONMENT. No date. 12 pp. Available on request from Housing and Home Finance Agency, Washington 25, D. C.

Background statement on effects of changing urban environment on children and youth, written for local housing agencies and others preparing for the White House Conference on Children and Youth to be held in 1960. Useful for stimulating thinking about planning redevelopment and renewal for family needs in *any* community.

HOUSING SURVEYS

VILLAGE OF MAMARONECK HOUSING SURVEY. New York State Division of Housing. 1959. 9 pp. and tables, mimeographed. Free on request from Bureau of Research and Statistics, New York State Division of Housing, 270 Broadway, New York 7, New York.

Smaller communities will have special interest in the findings of this survey—Mamaroneck's population is 17,000—conducted with aid of a citizens' group. Corrective action recommended includes clearance, some rehabilitation, and 60 public housing dwellings, *plus* adoption of a modern housing code. The 13 tables included show the scope of information from which a conclusion as to needs can be drawn.

INFORMATION

HOUSING DEFINITIONS . . . AS THEY RELATE TO PROGRAMS OF THE HOUSING AND HOME FINANCE AGENCY. Compiled by Housing and Home Finance Agency. 1959. 46 pp. 30 cents. U.S. Government Printing Office, Washington 25, D.C. Single copy free to housing program leaders, on request to HHFA.

If you've ever been at loss for a definition of housing and urban renewal terms, or get tangled up, here's a glossary to set you straight . . . in informal terms. Much greater coverage than just housing definitions.

HOUSING CODES

HOUSING CODE ENFORCEMENT: Progress and Plans 1956-1965. 1958. 23 pp. Department of Licenses and Inspections, Government of the District of Columbia, Washington, D.C.

Describes the organization in the nation's capital for administering the housing regulations adopted in 1955 and the success with area code enforcement (moderate, in terms of correction of deficiencies), which, teamed with general code compliance, comprises the program. Concludes with 10 recommendations for increasing the effectiveness of the operation.

PERSONALS—

(Continued from page 190)

years standing with the Public Housing Administration. Mr. Schaffran, formerly with the San Francisco field office of PHA (see February 1957 JOURNAL, page 44), is credited with playing an outstanding role in planning Marin City's redevelopment program. Now in the execution stage, the program includes the rebuilding of a large, temporary war housing project into an integrated community complete with schools and other facilities.

ARTHUR BASSIN
has resigned from Akron's city planning commission to join the Chicago department of city planning as chief of programming. The move from Akron was effective in May.

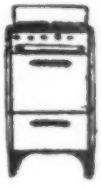
RACHEL M. GOETZ,
free-lance writer on public affairs and worker with community conservation groups in Chicago, has received a two-year grant to do research for a book on middle-income housing in urban renewal. Mrs. Goetz, awarded the grant in April by the Shinner Foundation, will be doing her research work in Chicago, where she has served on the executive committees of the South East Chicago Commission and the Hyde-Park-Kenwood Community Conference (see January JOURNAL, page 23).

MRS. MARGARET ANN OLSON
has been appointed associate planner with the Stanislaus-cities-county advance planning staff for the County of Stanislaus, California. Mrs. Olson resigned as administrative assistant with the San Joaquin county housing authority to take the new post, effective early in December. In NAHRO, Mrs. Olson serves as secretary-treasurer of the Pacific Southwest Regional Council.

NOMINATIONS—

(Continued from page 191)

Falk, chairman of the housing authority of the City of Fresno; Paul S. Freedman, executive director of the Cook County housing authority; Walter B. Mills, Jr., executive director Greater Gadsden housing authority; Mrs. Marie C. McGuire, executive director of the San Antonio housing authority; Ira S. Robbins, vice-chairman of the New York City Housing Authority; Joseph H. Lyons, executive director of the Providence housing authority; Walter M. Simmons, executive director of the Memphis Housing Authority; and Mrs. Betty T. Bergerson, administrative assistant with the Tacoma housing authority.



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POSITIONS AVAILABLE

A98—Renewal Planning Chief

The Providence Redevelopment Agency is recruiting for a chief of planning. Requirements: (1) degree in city planning, architecture, landscape architecture, civil engineering, economics, or sociology; (2) extensive experience in all phases of project planning and federal urban renewal program procedures. Salary: $7150. Apply: James F. Reynolds, Executive Director, Providence Redevelopment Agency, 410 Howard Building, Providence, Rhode Island.

A99—Renewal Planner

The Portland (Oregon) Development Comission, the local renewal agency, is seeking a renewal planner to help plan and execute its initial renewal project—redevelopment of some 54 city blocks adjacent to the central business district and Willamette River. The post, an initial one in a permanent planning division, carries these responsibilities: collection of data relative to preparation and development of project plans; development of plans for all classes of land use; assistance in coordinating project plans with general comunity planning. Also: the preparation of studies, sketches, maps, plans, charts, and other graphic material related to renewal programs; work with neighborhood groups in organizing and planning programs for neighborhood conservation and rehabilitation.

Qualifications: degree in city planning, architecture, engineering, or related field; three years' experience in city or urban renewal planning. Salary: $6492 to $7500. Apply: John B. Kenward, Executive Director, Portland Development Commission, 2130 S.W. Fifth Street, Portland 1, Oregon.

A100—Planning Director

The city of Medford, Massachusetts has available the position of planning director. Requirements: master's degree in city planning; five years of responsible planning experience, two years of which should be in an administrative or supervisory capacity. Salary: $8500 to $10,000. Apply to Edward G. Conroy, City Manager, Medford 55, Massachusetts.

POSITIONS WANTED

W45—Male, 34—Redevelopment

Candidate with extensive training, teaching, research and work experience in urban geography, land use planning, and regional economic surveying, is seeking a position in redevelopment. Specific background includes some nine years of university teaching; independent and contract research in industrial development, urban field survey, market analysis, population studies. During the past four years, candidate has worked as a consultant on urban, port, and industrial development for communities in New York State and for the state's bureau of industrial development. Publications include a book on the manufacturing potential of the St. Lawrence area; papers and reports on the commercial and industrial potential and growth of port and regional areas. Candidate is married, has degrees in geography; is presently completing Ph.D. work; available after June 15.

W46—Male, 37—Urban Renewal

Candidate desires an administrative position working with citizen groups or in human relations or community development capacity. Background includes 11 years' experience in community organization, citizen participation, and human relations work related to the public housing, urban renewal, social welfare fields. A college professor, candidate has conducted research and surveys relative to above areas and to total social needs of a community and has been closely associated with city planning and public housing officials. Possesses master's degree in group work and community organization; available in September.

PRESIDENT'S CORNER—

(Continued from page 215)

bills for a new cabinet department would term the new agency a department of housing or community development, as NAHRO proposes. Congresswoman Griffiths has introduced a bill that would create a department of urban affairs to assume the functions of the Housing and Home Finance Agency. Congressmen Rains and Addonizio have introduced bills that would also create a department of urban affairs but their bills do not mention HHFA at all. Congressman Younger of California has proposed the creation of a department of urbiculture to correspond with the department of agriculture.

To me this activity in Congress is exciting and encouraging. I feel that it may not be too much to hope that the Congress will one day soon establish some sort of a commission to examine into the kinds of problems, to the solution of which we NAHROites have long dedicated ourselves.

John R. Searles, Jr., June 1959